

# 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/BZCOct92024>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

### AGENDA

October 9, 2024

**RECEIVED**

**By City Clerk at 9:18 am, Oct 01, 2024**

9:00 AM Election of Officers

9:00 AM **Map Amendment Application No. 785  
First Amendment to the 2022-2024 Berklee College of Music  
Institutional Master Plan**

Said map amendment would amend "Map 1Q, Fenway Neighborhood District," by adding the designation "IMP," indicating an Institutional Master Plan overlay district to the existing zoning of land located at 1249 Boylston Street in the Fenway. Said First Amendment would allow for the renovation of 1249 Boylston Street into academic space with approximately 1,800 square feet of ground floor space used for retail space.

9:15 AM **First Amendment to the Development Plan for Planned Development  
Area No. 93, 500 Huntington Avenue, Mission Hill**

Said First Amendment would allow to refine the design and scope of the Project to improve its overall feasibility. Notably, the Proposed Project is consistent with the height, density, and parking limitations set forth in the previously approved PDA No. 93. The Proposed Project consists of a total of up to 640,000 square feet of gross floor area, comprised of life sciences/office/research and development space and other commercial or

activated uses, first floor retail/restaurant/commercial/activated space; and up to 381 parking spaces in a below-grade garage.

**9:30 AM Boston University Charles River Campus 2024-2026 Institutional Master Plan**

The Proposed IMP will allow BU to move forward with three Proposed Institutional Projects (“PIPs”): 1) Renovation of Warren Towers: This project will enhance BU’s largest undergraduate residential facility while maintaining on-campus student housing and ensuring a conducive living and learning environment for its students; 2) Construction of a new Pardee School of Global Studies: A new academic building that aligns with BU’s commitment to academic excellence, global engagement, and providing state-of-the-art facilities for interdisciplinary studies; and 3) Renovation of Mugar Memorial Library: Enhancing the BU’s largest and most central library on campus is crucial for supporting the evolving needs of its academic community and fostering a culture of research and learning.

## 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 9, 2024, at 9:00 A.M., in connection with the First Amendment to the 2022-2024 Institutional Master Plan for the Berklee College of Music ("First Amendment") and Map Amendment Application No. 785, filed by the City of Boston Planning Department.

Said map amendment would amend "Map 1Q, Fenway Neighborhood District," by adding the designation "IMP," indicating an Institutional Master Plan overlay district to the existing zoning of land located at 1249 Boylston Street in the Fenway. Said First Amendment would allow for the renovation of 1249 Boylston Street into academic space with approximately 1,800 square feet of ground floor space used for retail space.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/BZCOct92024>. A copy of the petition 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](mailto: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](mailto:zoningcommission@boston.gov) or 617-918-4308. The meeting is scheduled for October 9, 2024. Please request interpreting services **no later than October 5, 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 October 9, 2024, at 9:15 A.M., in connection with the First Amendment to the Development Plan for Planned Development Area No. 93, 500 Huntington Avenue, Mission Hill, filed by the City of Boston Planning Department.

Said First Amendment would allow to refine the design and scope of the Project to improve its overall feasibility. Notably, the Proposed Project is consistent with the height, density, and parking limitations set forth in the previously approved PDA No. 93. The Proposed Project consists of a total of up to 640,000 square feet of gross floor area, comprised of life sciences/office/research and development space and other commercial or activated uses, first floor retail/restaurant/commercial/activated space; and up to 381 parking spaces in a below-grade garage.

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Said IMP will allow Boston University to move forward with three Proposed Institutional Projects ("PIPs"): 1) Renovation of Warren Towers: This project will enhance BU's largest undergraduate residential facility while maintaining on-campus student housing and ensuring a conducive living and learning environment for its students; 2) Construction of a new Pardee School of Global Studies: A new academic building that aligns with BU's commitment to academic excellence, global engagement, and providing state-of-the-art facilities for interdisciplinary studies; and 3) Renovation of Mugar Memorial Library: Enhancing the BU's largest and most central library on campus is crucial for supporting the evolving needs of its academic community and fostering a culture of research and learning.

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