

CITY OF BOSTON



RECEIVED

By City Clerk at 8:34 am, Nov 12, 2024

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/BZCNov2024>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

November 20, 2024

9:00 AM **2024-2034 Wentworth Institute of Technology Institutional Master Plan ("IMP")**

Said Wentworth IMP describes the proposed institutional projects that Wentworth aims to complete over the next decade to realize strategic goals in both academic and community development. The Wentworth IMP includes six (6) proposed institutional projects totaling approximately 916,000 square feet, including the creation and improvement of four (4) significant open spaces. These proposed institutional projects include the following institutional uses: academic, student housing, student life, open space, parking, and accessory and support spaces.

9:15 AM **Map Amendment Application No. 786
Dana-Farber Cancer Institute Institutional Master Plan ("IMP")**

**Map Amendment Application No. 787
Beth Israel Deaconess Medical Center Institutional Master Plan ("IMP")**

Both proposed map amendments would amend "Map 1, Boston Proper." Map Amendment Application No. 786 would delete the existing "IMP" designation as established by Map Amendment No. 421, and amended by Map Amendment 492, and add a new "IMP" designation indicating an Institutional Master Plan overlay district showing the Dana-Farber Cancer

Institute Institutional Master Plan Area. Map Amendment Application No. 787 would delete the existing “IMP” designation from the parcel known as One Joslin Place as established by Map Amendment No. 421 and add a new “IMP” designation indicating an Institutional Master Plan overlay showing the Beth Israel Deaconess Institutional Master Plan Area. Said IMPs address a growing need for inpatient cancer care capacity, Dana-Farber and BIDMC are jointly proposing one institutional project at 1 Joslin Place (the “Proposed Project”), which will provide cutting-edge cancer research and world class cancer care in a dedicated inpatient adult cancer hospital with state-of-the-art design, layout and equipment. The Proposed IMP focuses on one Proposed Institutional Project: a 14-story building measuring approximately 450,000 square feet of Gross Floor Area that contains approximately 300 beds and 20 observation beds, along with the clinical support spaces, above and below-grade connectors and parking. The Proposed Project will also include an approximately 10,000 sf enabling project within Dana-Farber’s Dana and Mayer Building; in support of sustainability, Dana-Farber plans to improve the energy performance of the Dana Building through the addition of a high energy efficient façade system to replace the existing 1970’s window system. It is anticipated that this project will install a new curtain wall system over the existing structure already in place, thereby increasing the overall GFA of the Dana Building by approximately 10,000 sf of GFA.

**9:30 AM Map Amendment Application No. 788
Franciscan Hospital for Children Institutional Master Plan (“IMP”)**

Said map amendment would amend “Map 7A/7B/7C/7D, Allston Brighton Neighborhood District,” by creating a new Institutional Master Plan Area within which the proposed IMP will apply, encompassing contiguous Assessing Parcel Nos. 2101272000 (80-30 Warren Street) and 2101271000 (100-98 Warren Street) (together, the “Proposed Project Site”). Said proposed IMP seeks to modernize its campus to better meet the current needs of patients and families, involving the construction of a new, approximately 235,000 square foot Clinical Building for both behavioral health and medical services (the “Proposed Project”). The Proposed Project will contain all the clinical services and programs currently in six existing buildings, which will be demolished to accommodate a more comprehensive and cohesive healing landscape for patients, families, and staff, and an improved public realm. Two existing buildings will remain, including the Kennedy Day School.

9:45 AM

**Map Amendment Application No. 789
Parcel 35 "U*" Overlay District
Map 6A/6B/6C, Roxbury Neighborhood District**

Said amendment would amend "Map 6A/6B/6C, Roxbury Neighborhood District," by adding the designation "U*," indicating an Urban Renewal overlay district to the area of land known as Parcel 35 in the South End Urban Renewal Area.

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 November 20, 2024, at 9:00 A.M., in connection with a petition for the approval of the Wentworth Institute of Technology 2023-2033 Institutional Master Plan (“IMP”), filed by the City of Boston Planning Department.

Said Wentworth IMP describes the proposed institutional projects that Wentworth aims to complete over the next decade to realize strategic goals in both academic and community development. The Wentworth IMP includes six (6) proposed institutional projects totaling approximately 916,000 square feet, including the creation and improvement of four (4) significant open spaces. These proposed institutional projects include the following institutional uses: academic, student housing, student life, open space, parking, and accessory and support spaces.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/BZCNov202024>. 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 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 November 20, 2024. Please request interpreting services **no later than November 15, 2024**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

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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 November 20, 2024, at 9:15 A.M., in connection with Map Amendment Application Nos. 786 and 787 and petitions for the approvals of the Dana-Farber Cancer Institute Institutional Master Plan (“IMP”) and the Beth Israel Deaconess Medical Center Institutional Master Plan (“IMP”) both dated July 1, 2024, filed by the City of Boston Planning Department.

Both proposed map amendments would amend “Map 1, Boston Proper.” Map Amendment Application No. 786 would delete the existing “IMP” designation as established by Map Amendment No. 421, and amended by Map Amendment 492, and add a new “IMP” designation indicating an Institutional Master Plan overlay district showing the Dana-Farber Cancer Institute Institutional Master Plan Area. Map Amendment Application No. 787 would delete the existing “IMP” designation from the parcel known as One Joslin Place as established by Map Amendment No. 421 and add a new “IMP” designation indicating an Institutional Master Plan overlay showing the Beth Israel Deaconess Institutional Master Plan Area. Said IMPs address a growing need for inpatient cancer care capacity, Dana-Farber and BIDMC are jointly proposing one institutional project at 1 Joslin Place (the “Proposed Project”), which will provide cutting-edge cancer research and world class cancer care in a dedicated inpatient adult cancer hospital with state-of-the-art design, layout and equipment. The Proposed IMP focuses on one Proposed Institutional Project: a 14-story building measuring approximately 450,000 square feet of Gross Floor Area that contains approximately 300 beds and 20 observation beds, along with the clinical support spaces, above and below-grade connectors and parking. The Proposed Project will also include an approximately 10,000 sf enabling project within Dana-Farber’s Dana and Mayer Building; in support of sustainability, Dana-Farber plans to improve the energy performance of the Dana Building through the addition of a high energy efficient façade system to replace the existing 1970’s window system. It is anticipated that this project will install a new curtain wall system over the existing structure already in place, thereby increasing the overall GFA of the Dana Building by approximately 10,000 sf of GFA.

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Said map amendment would amend “Map 7A/7B/7C/7D, Allston Brighton Neighborhood District,” by creating a new Institutional Master Plan Area within which the proposed IMP will apply, encompassing contiguous Assessing Parcel Nos. 2101272000 (80-30 Warren Street) and 2101271000 (100-98 Warren Street) (together, the “Proposed Project Site”). Said proposed IMP seeks to modernize its campus to better meet the current needs of patients and families, involving the construction of a new, approximately 235,000 square foot Clinical Building for both behavioral health and medical services (the “Proposed Project”). The Proposed Project will contain all the clinical services and programs currently in six existing buildings, which will be demolished to accommodate a more comprehensive and cohesive healing landscape for patients, families, and staff, and an improved public realm. Two existing buildings will remain, including the Kennedy Day School.

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