

CITY OF BOSTON



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ZONING COMMISSION

BOSTON, MA

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

AGENDA

March 8, 2017

- 9:00 AM Emerson College Institutional Master Plan ("IMP") Amendment
- 9:15 AM Map Amendment Application No. 687
Planned Development Area No. 104
150 Seaport Boulevard
Map 4A/4B, Harborpark District
- 9:45 AM Map Amendment No. 693
Amended and Restated Development Plan for Planned Development Area
No. 68, South Station Air Rights Project
Map 1C, South Station Economic Development Area

BUSINESS MEETING

Discussion of public hearings

Map Amendment Application No. 684
Map 5E, Dorchester Neighborhood District
"OS-CM" to "1F-5000"
Cedar Grove Cemetery

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 public hearing will be held on March 8, 2017, at 9:00 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Emerson College Institutional Master Plan Amendment ("IMP Amendment"), filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

Said IMP Amendment would allow for Emerson College to temporary lease the property at 12 Hemenway Street from the fall 2017 to the Spring 2019 to house approximately 115 students due to the closing of Emerson College's Little Building dormitory, which is being renovated.

A copy of the petition, a map of the area involved and the IMP Amendment may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 public hearing will be held on March 8, 2017, at 9:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 687 and a petition for the approval of the Development Plan for Planned Development Area No. 104, 150 Seaport Boulevard, South Boston Waterfront ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

Said map amendment would amend "Map 4A/4B Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to an area approximately 49,271 square feet including approximately 15,950 square feet of land and 33,321 square feet of adjacent water sheet. Said Development Plan would allow for the construction of a mixed-use building containing up to 292,000 square feet of gross floor area and which will have a building height in substantial accord of up to 250 feet with 22 stories that will include up to 124 residential units and may include up to 10,700 square feet of restaurant/retail space on the ground and second floors. The building will also include a three-level, underground garage containing up to 179 parking spaces to serve both the residents and retail/restaurant uses.

A copy of the petition, a map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 public hearing will be held on March 8, 2017, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 693 and a petition for the approval of the Amended and Restated Development Plan for Planned Development Area No. 68, South Station Air Rights Project ("Amended Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

Said map amendment would amend "Map 1C, South Station Economic Development Area" by adding to the area depicted as "South Station Air Rights Development Sub-Area," approximately 3,066 square feet in area and also would add the designation "D," indicating a Planned Development Area overlay district to the area within the South Station Air Rights Development Sub-Area measuring approximately 3,066 square feet in area. Said Amended Development Plan would allow for changes to the Phase 1 and Phase 2 Buildings originally approved in 2006.

A copy of the petition, a map of the area involved and the Amended Development Plan may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary