

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

AGENDA

June 13, 2018

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BOSTON, MA

PUBLIC HEARINGS

- 9:00 AM Fifth Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing
First Amendment to the Amended and Restated Development Plan for the Sports Facility Project
- 9:15 AM Map Amendment Application No. 708
Planned Development Area No. 117
115 Winthrop Square Redevelopment
- 9:30 AM First Amendment to Development Plan for Planned Development Area No. 110, Harrison Albany Block Development
- 9:45 AM Text Amendment Application No. 481
Planned Development Areas: Use and Dimensional Regulations
Article 64, South End Neighborhood District
- 10:00 AM Fourth Amendment to Development Plan for Planned Development Area No. 11, One Post Office Square

ZONING HEARING

The Zoning Commission of the City of Boston ("Zoning Commission") hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on June 13, 2018, at 9:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 708 and a petition for approval of the Development Plan for Planned Development Area No. 117, 115 Winthrop Square Redevelopment ("PDA Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would add the letter "D," indicating a Planned Development Area overlay district to approximately 1.1 acres of land generally bounded by 75-101 Federal Street to the north, 100 Summer Street and 133 Federal Street to the south, Devonshire Street and Winthrop Square to the west, and Federal Street to the east. Said PDA Plan will contain up to approximately 55 stories and up to 1,650,000 square feet of gross floor area, with a building height not to exceed 675 feet as defined under the Boston Zoning Code. The 115 Winthrop Square Redevelopment ("Proposed Project") is currently anticipated to include: (i) approximately 760,000 square feet of gross floor area of residential space comprised of up to 500 residences; (ii) approximately 750,000 square feet of gross floor area of office space; (iii) approximately 65,000 square feet of gross floor area of residential and office amenity space (which may include, for example, common rooms, fitness facilities, pet daycare, etc.); (iv) approximately 40,000 square feet of gross floor area of publicly-accessible space and retail, restaurant and support space; (v) approximately 40,000 square feet of gross floor area of shared meeting space; and (vi) below-grade parking capacity for up to approximately 550 vehicles on up to five below grade levels that also include residential vehicle drop-off and pick-up, valet-assisted commercial/office parking, pet daycare/play areas, management and employee areas, mechanical, storage and support for the Great Hall, as well as other accessory uses for the Proposed Project.

A copy of the petition, the PDA Plan and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary