

MEMORANDUM

FEBRUARY 14, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
MARYBETH PYLES, SENIOR LAND USE COUNSEL
JEFFREY M. HAMPTON, SENIOR PLANNER II
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SECTOR MANAGEMENT
KATELYN SULLIVAN, PROJECT MANAGER

SUBJECT: TEXT AND MAP AMENDMENT TO THE MISSION HILL
NEIGHBORHOOD DISTRICT

SUMMARY: This Memorandum requests authorization for the Director to petition the Boston Zoning Commission to adopt a text and map amendment with respect to the area known as Sweeney Field in the Mission Hill Neighborhood District.

This Memorandum requests that the Boston Redevelopment Authority (the "BRA" or "Authority") authorize the Director to petition the City of Boston Zoning Commission to amend Article 59 (Mission Hill Neighborhood District) and "Map 6D, Mission Hill Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, to amend the underlying zoning on the approximately 3.03 acre area of land bounded by Parker Street, Ruggles Street, and Huntington Avenue, and known as "Sweeney Field" and owned by Wentworth Institute of Technology.

Recent interest and activity in this area to redevelop the site has encouraged Authority staff review of the limitation of the existing zoning governing the parcel. The proposed text and map amendments will establish a more flexible zoning law to facilitate mixed-use redevelopment on the site, encourage economic development, and enliven the district and knit together the surrounding neighborhoods in a vibrant, mixed-use manner.

The proposed text and map amendments would amend the underlying zoning on Sweeney Field "IS", indicating an Institutional Subdistrict, to "CC-3", indicating a Community Commercial Subdistrict, known as the Wentworth Community Commercial Subdistrict, and making the site Planned Development ("PDA") eligible.

The text amendment will also establish new dimensional regulations for the CC-3 Subdistrict, as well as establish a maximum height of 280 feet and a maximum Floor Area Ratio of 5.0 for PDAs located in the CC-3 subdistrict.

RECOMMENDATION

Based on the foregoing, the Authority staff recommends that the Board approve the proposed text and map amendments to the Mission Hill Neighborhood District zoning with respect to the area known as Sweeney Field in the Mission Hill Neighborhood District.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt text and map amendments to Article 59 and Map 6D (Mission Hill Neighborhood District), with respect to the approximately 3.03 area of land known as Sweeney Field, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on February 14, 2013.