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AGENDA

January 8, 2025

9:00 AM **8th Amendment to Master Plan for Planned Development Area No. 69, The 100 Acres
Development Plan for Parcel A1 within Planned Development Area No. 69, The 100 Acres
259-267 Summer Street, South Boston**

The Eighth Amendment designates Parcel A1 as a “Residential/Commercial Mixed-Use” building where residential units are allowed by, and in compliance with the terms of the Plan, shown in Exhibit E to the Plan. Exhibit F to the Plan consists of a “Use Item Table” which includes a “Use Category of “Residential and Residential-Related” uses including “Multi-Family Dwelling” as an “Allowed Use Item” for Parcel A1. The Development Plan for 259-267 Summer Street seeks to complete a primarily interior renovation of the existing building to create a 64,115 square foot mixed-use building to contain approximately 8,420 square feet of retail/commercial space and create approximately 55,695 new square feet of residential space to contain seventy-seven (77) residential rental units, including sixty-two (62) market-rate and fifteen (15) income-restricted units (“The Proposed Project”). The residential rental units include thirty-six (36) studio units, thirty-four (34) one-bedroom units, and seven (7) two-bedroom units. The Proposed Project will also include a subsurface bike storage room for forty (40) resident bike parking spaces.

9:15 AM Text Amendment Application No. 529
Squares and Streets Zoning Update
Articles 2, 8, 24, 26, 53 and 80

This update includes reformatting text and tables in Article 2, Article 8, and Article 26 to make it easier to read the existing zoning rules and understand when they apply. Particularly, these updates clarify which land uses meet the Ground Floor Active Use Requirement in Squares + Streets Districts by moving the list of Active Uses from the use table to a definition. This amendment makes all the formatting changes needed to keep the zoning consistent, as well as other small clarifications to make the Zoning Code more readable. This also includes changes to minor formatting in Article 24, Article 53, and Article 80. This is because these articles currently refer to the use categories from the Article 8 use table, and because this amendment makes formatting changes to these categories (by removing Active Uses as a section on the table) this change in formatting must be carried out through these Articles as well.

DRY