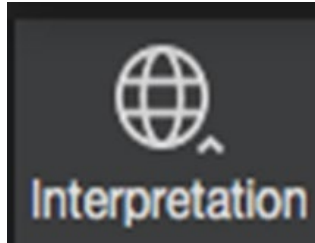


Fenway Zoning Part 2

*Reviewing the Neighborhood's Planning Context
and BPDA Zoning Recommendations*

Language Interpretation Services

Simultaneous Cantonese and Mandarin interpretation services are being provided for this meeting. Please click on the following icon at the bottom and choose the appropriate language channel. An example of the icon is below.



Meeting recording

The BPDA will be recording this meeting and posting it on the BPDA's webpage for those who are unable to attend the Zoom meeting live. It is possible that participants may also be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

Virtual meeting etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members/stakeholders are comfortable sharing their comments, questions, and feedback.
- Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees can participate in the meeting.
- Please wait until all CAC members have had the opportunity to ask a question/provide a comment before providing additional questions/comments.

Meeting information

- The presentation for this evening is available to view on the webpage on the BPDA's website:
<https://www.bostonplans.org/planning/planning-initiatives/fenway-kenmore-planning>
- Comments may be submitted through the project webpage or emailed directly to Michael Sinatra (michael.a.sinatra@boston.gov) or Cyrus Miceli (cyrus.miceli@boston.gov).
- Meeting recording will be uploaded to the project webpage within 48 hours.

Meeting format

- All CAC members and city staff are panelists.
- Attendee microphones will be muted during the presentation.
- Once the presentation is over, questions/comments will be accepted in two ways:
 - Through the Q+A tab at the bottom of your screen; or
 - Raise your "virtual hand" and we will take your questions orally in the order which hands were raised.

Zoom tips

Welcome! Here are some tips for first-time Zoom users. **Your controls are at the bottom of the screen.**

Clicking on these symbols activates different features. *(Phone users press *9 to raise hand and press *6 to unmute.)*



Mute/unmute (you will remain muted until a host gives you access)



Turn video on/off (your video will remain off until a host gives you access)



Ask clarifying questions (we will have discussion period at the end)



Raise hand to ask for audio/visual permission at the end of the presentation.

Welcome

We are here tonight to discuss ongoing planning efforts in West Fenway.

Tonight's agenda

- Review what we heard at community meeting on December 05, 2022 and listening session hosted by Councilor Bok on February 13, 2023
- Preview recommendations
- Next steps and discussion



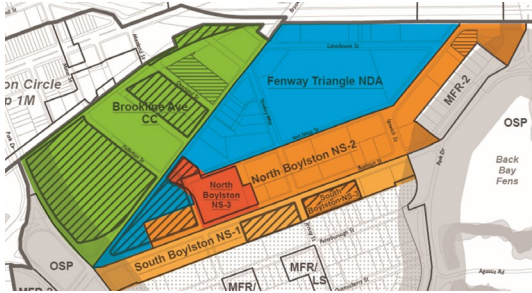
What we heard

- Desire for public facilities
- Desire for more housing
- Concern for timeline needed to assess comprehensive zoning reform
- Concern for “unravelling” existing regulations, and perceived loss of community leverage
- Concern for status of Fenway CAC serving as IAG for Article 80 projects



Aerial image of West Fenway in foreground

How we're incorporating that feedback



Concentrate proposed zoning changes to a limited geography focused specifically on criteria for Planned Development Areas (PDA).

Leverage private development to support the **creation of public facilities in Fenway.**

Leverage private development to support the **creation of affordable housing in Fenway.**

Changes to zoning will


- Enable Community Benefits
- Formalize Brookline Avenue Corridor
- Support Mixed Use Development at District Scale

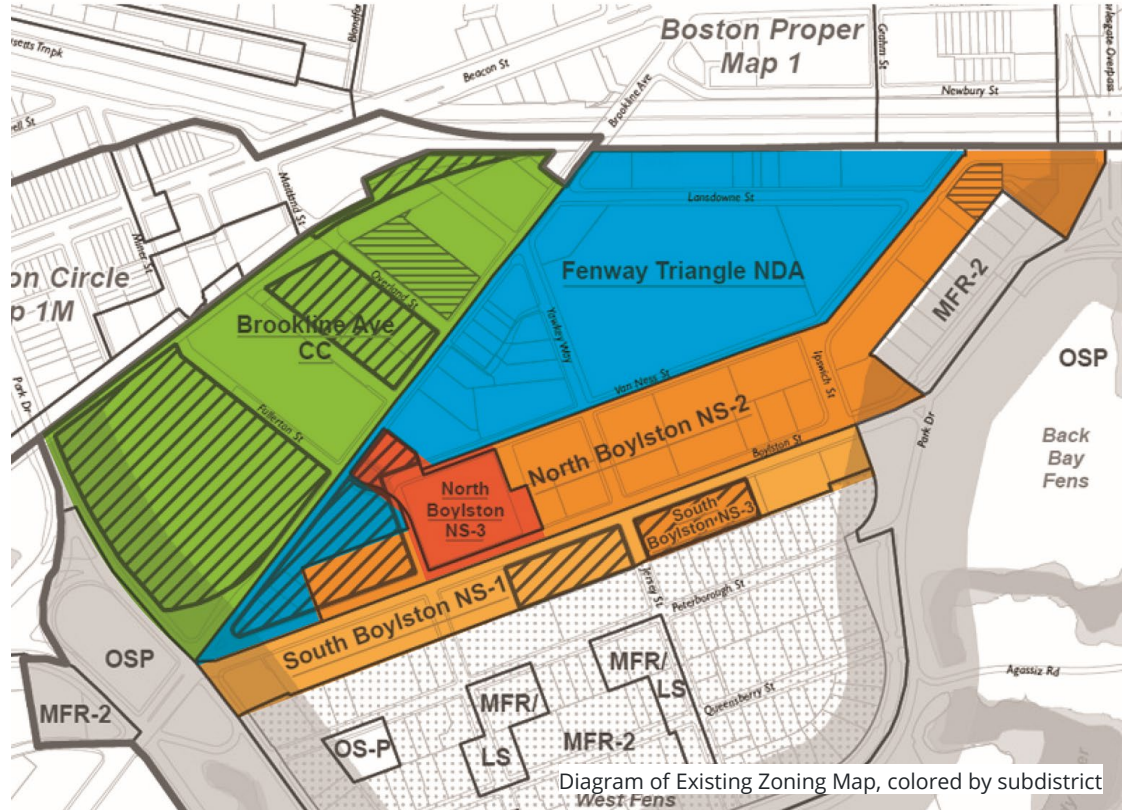


Proposed Zoning Changes

Concentrate proposed zoning changes to a limited geography focused specifically on criteria for Planned Development Areas (PDA) avoiding changes to underlying zoning wherever possible

Legend

- | | | | |
|--|---------------------|---|---------------------|
|  | Brookline Ave CC |  | North Boylston NS-2 |
|  | Fenway Triangle NDA |  | South Boylston NS-1 |
|  | North Boylston NS-3 |  | South Boylston NS-3 |



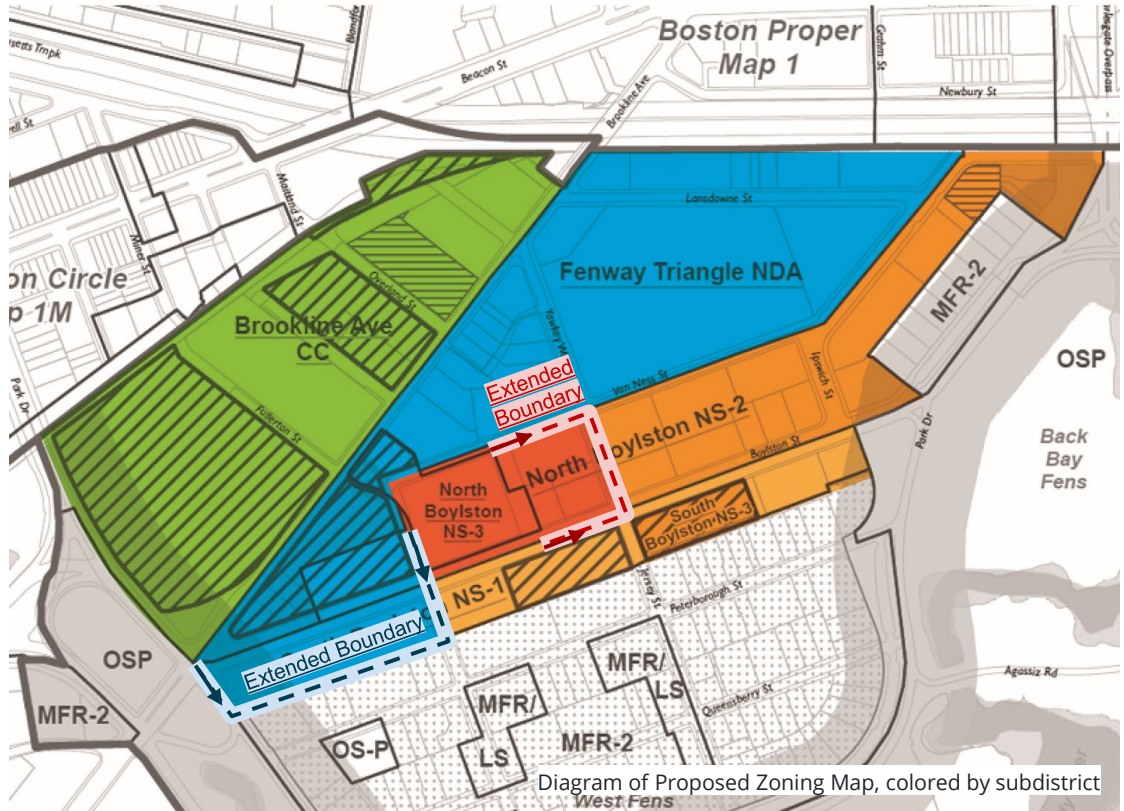
Changing Allowed Uses

Proposed Map Amendments

- Expand the geographic boundary of the Fenway Triangle NDA
- Expand the geographic boundary of the North Boylston NS-3

Legend

	Brookline Ave CC		North Boylston NS-2
	Fenway Triangle NDA		South Boylston NS-1
	North Boylston NS-3		South Boylston NS-3



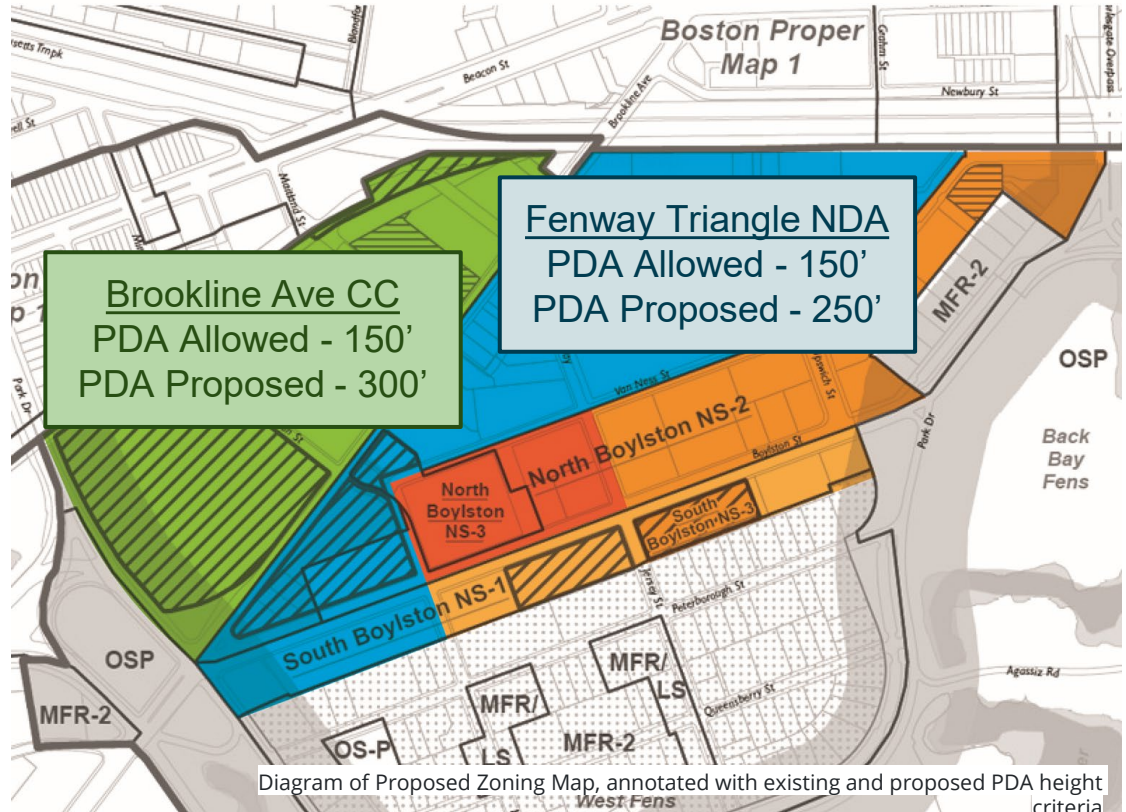
Changing Allowed Height

Increase PDA-allowed height in the Brookline Avenue CC and the Fenway Triangle NDA.

- Increase allowed height for PDAs in Fenway NDA from 150' to 250'
- Increase allowed height for PDAs in Brookline Ave CC from 150' to 300'

Legend

	Brookline Ave CC		North Boylston NS-2
	Fenway Triangle NDA		South Boylston NS-1
	North Boylston NS-3		South Boylston NS-3



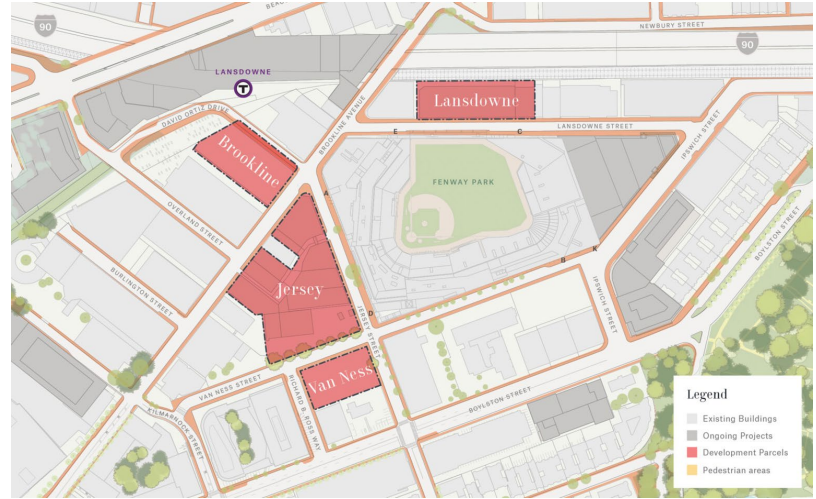
Fenway Corners

Zoning Relief Needed

- Fenway Triangle NDA, Brookline Ave CC, North Boylston NS-2
- Exceeds dimensional requirements (150' and 7.0 FAR allowed)

Proposed Community Benefits

- On-site affordable housing
- On-site child care
- Delivery of Richard B. Ross Way
- Phased approval approach to respond to Fenway-Kenmore Transportation Action Plan (FTAP)



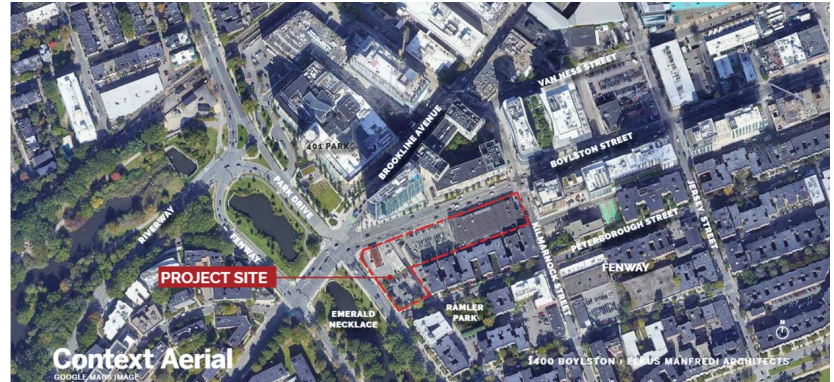
1400 Boylston Street

Zoning Relief Needed

- South Boylston NS-1
- Exceeds dimensional requirements (150' and 7.0 FAR allowed)
- PDA-eligibility sunset in 2012 and requires 60% residential use

Proposed Community Benefits

- Funding for affordable housing at 165 Park Drive
- Proposed new branch library to be operated by BPL - due diligence commencing



Next Steps

- Comment period - Please submit written comments to cyrus.miceli@boston.gov
 - To review zoning revisions in more detail please refer to Draft Article 66 Zoning Amendment on project website
- BPDA Board Meeting to consider recommended zoning changes
- Remaining Community Process
- If BPDA Board Approves, then Boston Zoning Commission Hearing to consider adopting recommended zoning changes
- Anticipated PDA filings by project proponents
- Launch new Zoning for remainder of Fenway in 2024