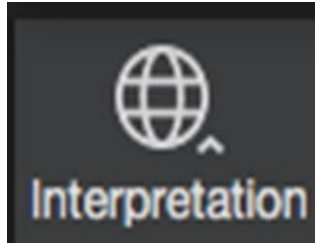


Fenway Zoning Part 2

*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.

欢迎与会

我们今晚在这里讨论正在 West Fenway 进行的规划工作。

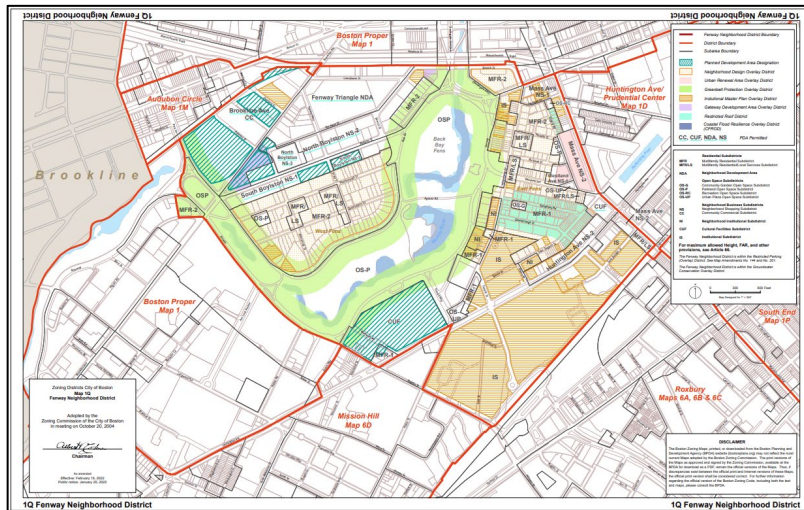
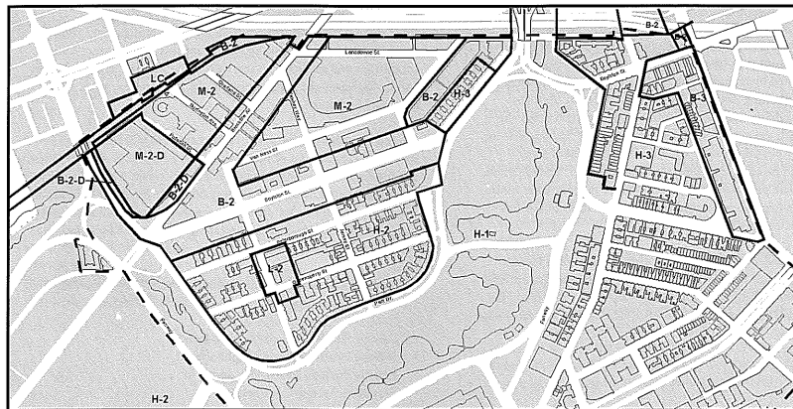
今晚议程

- 回顾我们在 2022 年 12 月 5 日的社区会议和 2023 年 2 月 13 日由 Bok 议员主持的聆听会上听到的内容
- 预览建议
- 后续步骤和讨论



讨论的内容

- Fenway 自 2003 年重新分区以来的转变
- 与现行法规相关的计划开发
- 关于着手修订第六十六条法规特点程序的建议
 - 用途
 - 高度
 - 密度 (FAR)

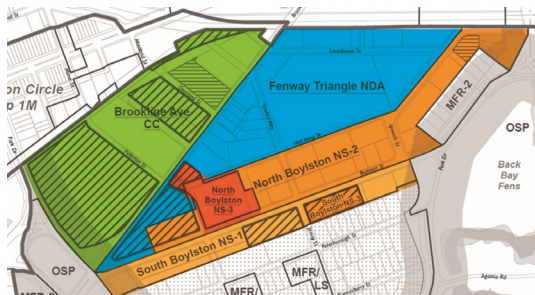


我们聆听到的反馈

- 对公共设施的期待
- 对更多住宅的渴望
- 对 CAC 作为实际 IAG 状态的担忧
- 对评估全面分区改革所需时间安排的担忧
- 担心“瓦解”现有法规，感觉正在丧失社区影响力



我们如何整合这些反馈意见



将拟议的分区变更集中在有限的地理区域内，特别关注规划开发区(PDA)的标准，尽可能避免更改基本分区原则

开展土地储备工作，为公共设施预留空间

利用私人开发支持在 Fenway 建造经济适用房

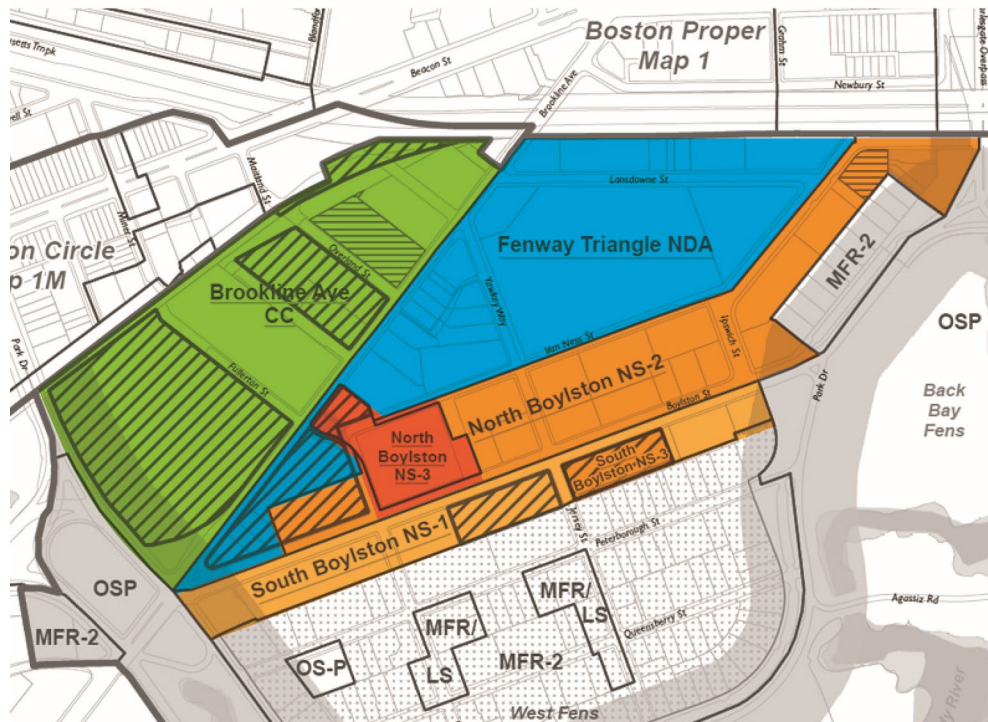
区划的变更将

- 实现社区福利
- 使布鲁克林大道走廊正规化
- 支持地区规模的混合开发利用



拟议的分区变更

将拟议的分区变更集中在有限的地理区域内，特别关注规划开发区(PDA)的标准，尽可能避免更改基本分区原则



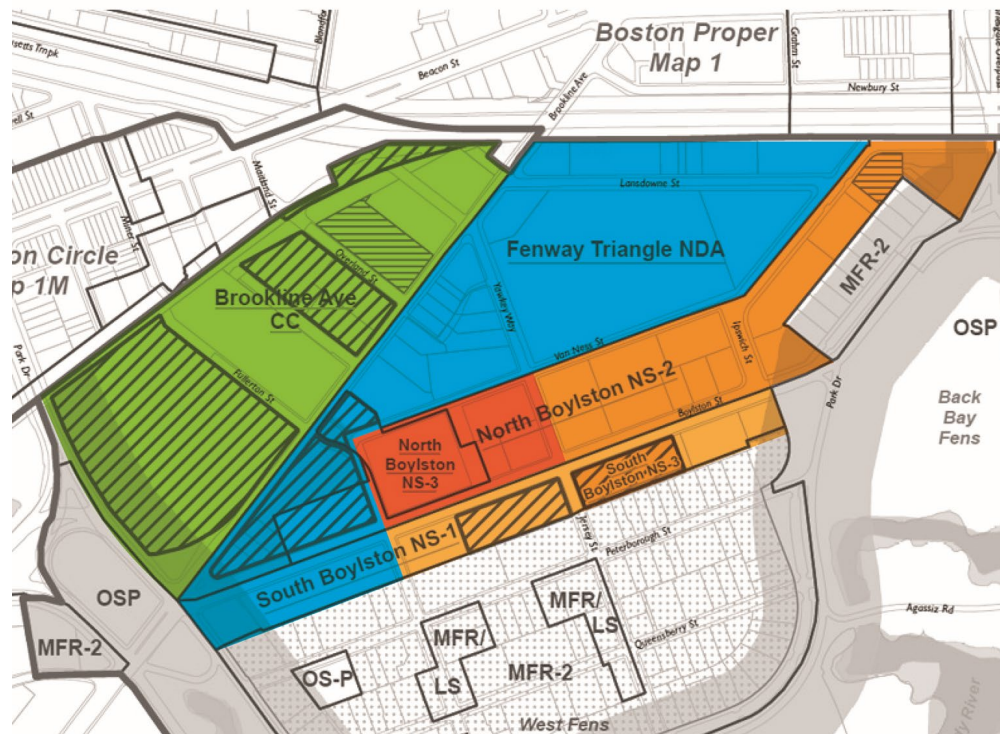
Legend

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

拟议的分区变更

拟议的地图修正案

- 扩大 Fenway 三角 NDA 的地理边界
- 扩大 North Boylston NS-3 的地理边界



Legend

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

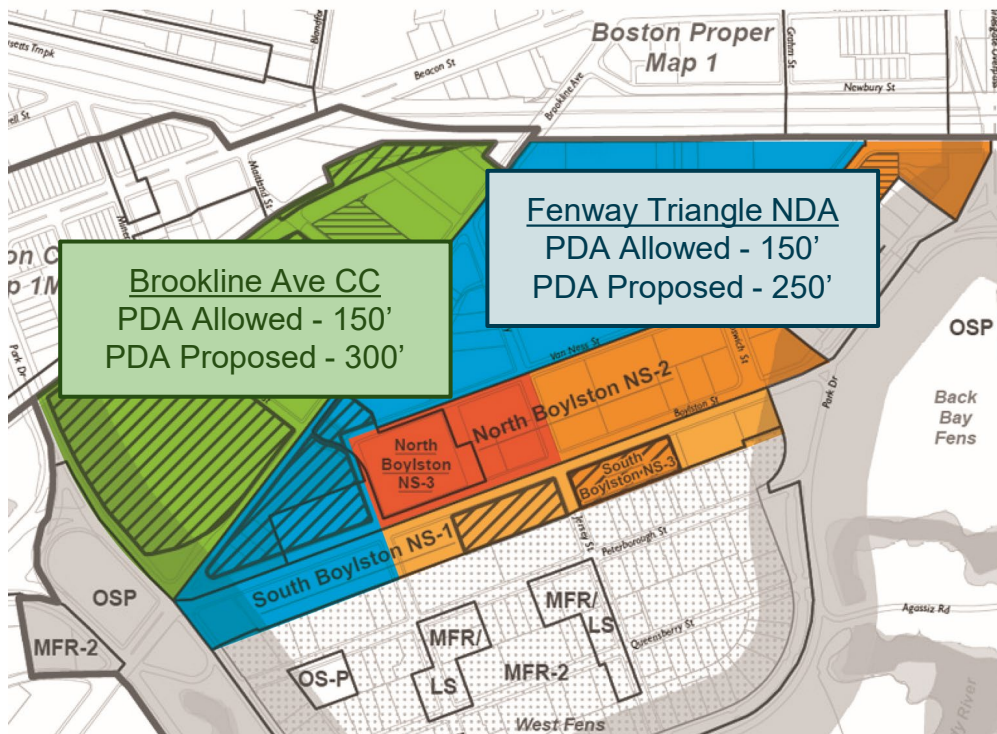
拟议的分区变更

取消 Brookline Avenue CC 和 Fenway NDA 的 PDA 高度限制。

- Fenway NDA 中 PDA 的允许高度从 150英尺加到 250 英尺
- 将 Brookline Ave CC 的 PDA 允许高度从 150 英尺增加到 300 英尺

Legend

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



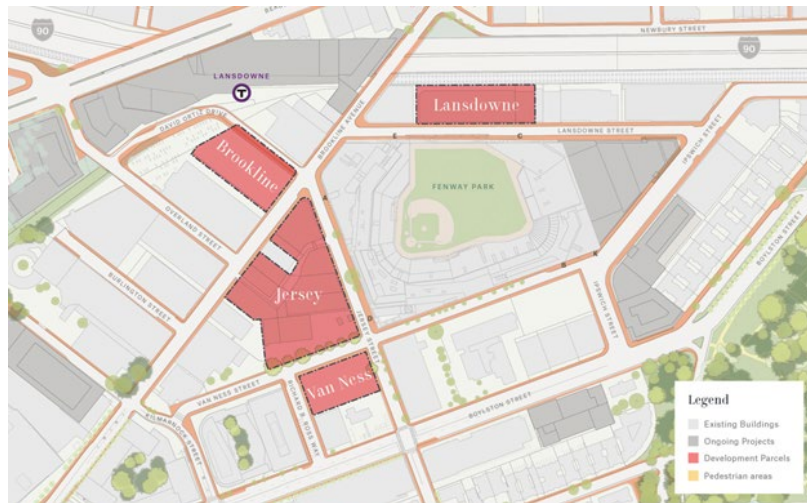
芬威角 (Fenway Corners)

需要分区缓解

- 芬威三角区 (Fenway Triangle NDA), 布鲁克林大道 (Brookline Ave CC), 北博伊尔斯顿 (North Boylston NS-2)
- 超出尺寸要求 (允许 150 英尺和 7.0 容积率)

拟议的社区福利

- 地点的经济适用房
- 地点的托儿服务
- Richard B. Ross Way 的交付
- 响应Fenway运输行动计划 (FTAP) 的分阶段批准方法



博伊尔斯顿大街1400号 (1400 Boylston Street)

需要分区缓解

- 南博伊尔斯顿 (South Boylston NS-1)
- 超出尺寸要求
(允许 150 英尺和 7.0 容积率)
- PDA资格在2012年到期，并要求住宅使用率达到60%。

拟议的社区福利

- 拟建的由BPL运营的新图书馆分馆
- 为 165 Park Drive的所有经济适用房提供资金



后续步骤

- 公评期 - 请提交书面意见至 cyrus.miceli@boston.gov
 - 要查阅更详细的区划修订内容，请参阅项目网站上的第66条区划修正草案。
- BPDA 委员会会议考虑建议区划变更
- 如果BPDA委员会批准，那么波士顿区划委员会将举行听证会，考虑采纳建议的区划变更。
- 由项目提议者提出的预期的PDA文件
- 在2024年为 Fenway 的其余部分启动新的分区