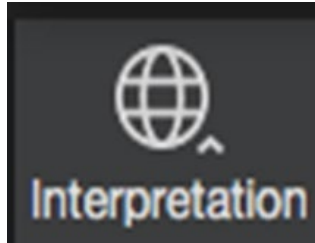


Fenway Zoning Part 2

*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.

歡迎

今天晚上我們在此討論在芬威西部持續的規劃工作。

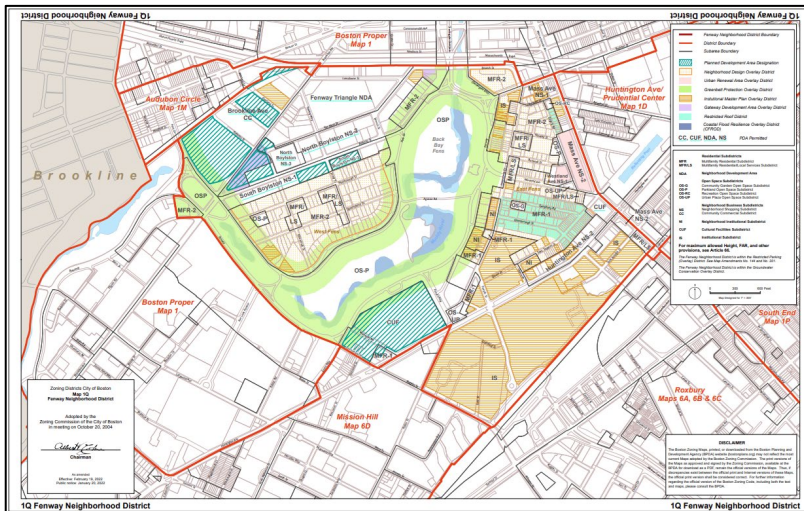
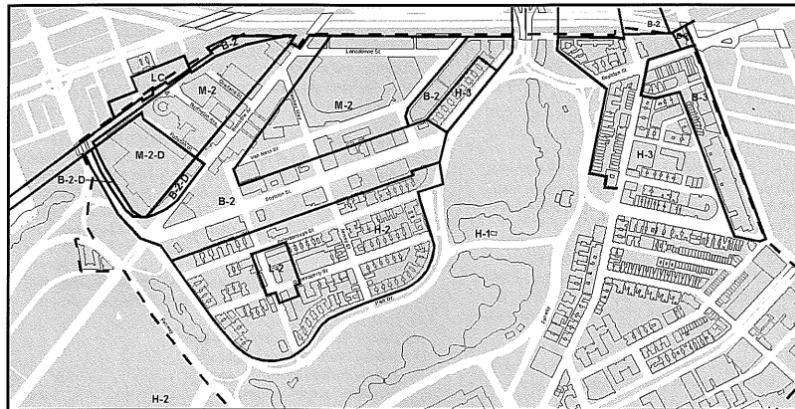
今晚的議程

- 回顧我們在 2022 年 12 月 5 日的社區會議和 2023 年 2 月 13 日由 Bok 議員主持的聆聽會上聽到的內容
- 預覽建議
- 後續步驟和討論



討論的內容

- 在2003年分區工作之後芬威的轉型
- 與現行法規有關的開發時間表
- 建議採取流程修改第66條的特徵
 - 使用
 - 高度
 - 密度（容積率）

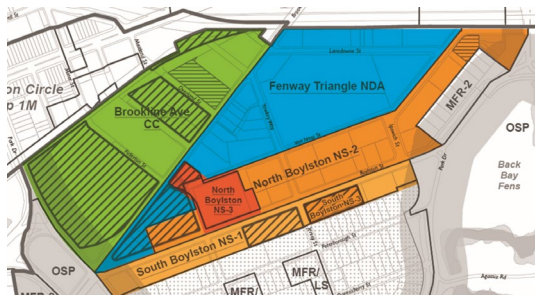


我們聽到的意見

- 希望獲得公共設施
- 希望有更多住房
- 顧慮社區諮詢委員會（CAC）實際上是影響諮詢小組（IAG）
- 顧慮評估綜合分區改革所需的時間表
- 顧慮會「拆解」現有法規，並失去社區的影響力



How we're incorporating that feedback



將擬議的分區變更集中在有限的地理範圍內，特別關注規劃開發區（PDA）的標準，盡可能避免變更基礎分區

顧慮會「拆解」現有的法規，並失去社區的影響力

利用私人開發持在芬威興建可負擔住房

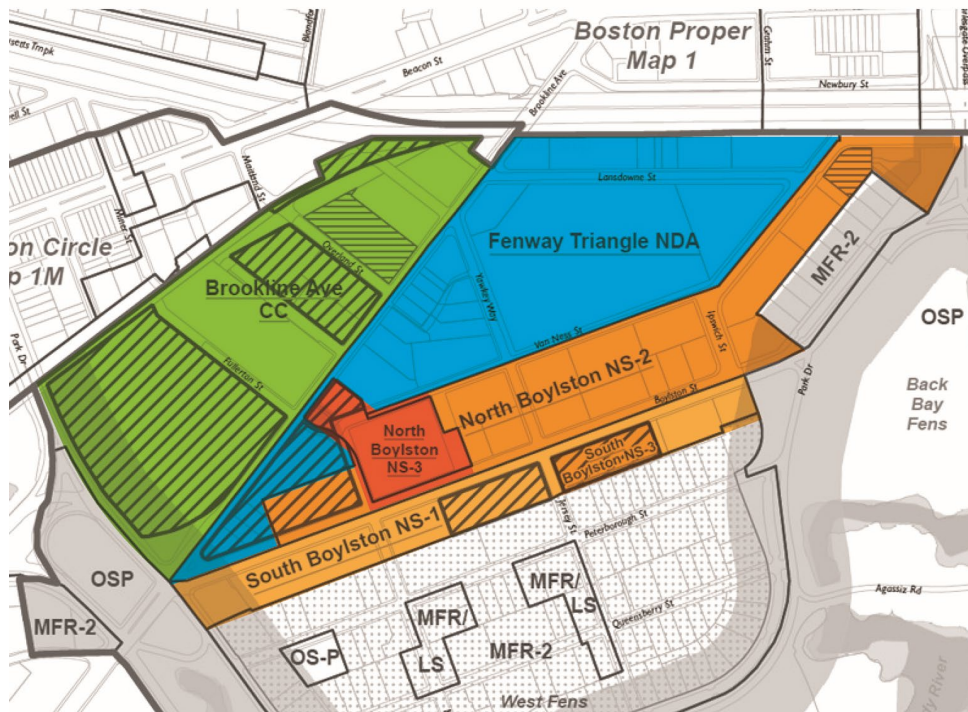
分區變更將會

- 增進社區利益
- 使Brookline Avenue Corridor
正式化
- 支持地區範圍內的混合用途開發



提議的分區變更

將擬議的分區變更集中在有限的地理範圍內，特別關注規劃開發區（PDA）的標準，盡可能避免變更基礎分區



Legend

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

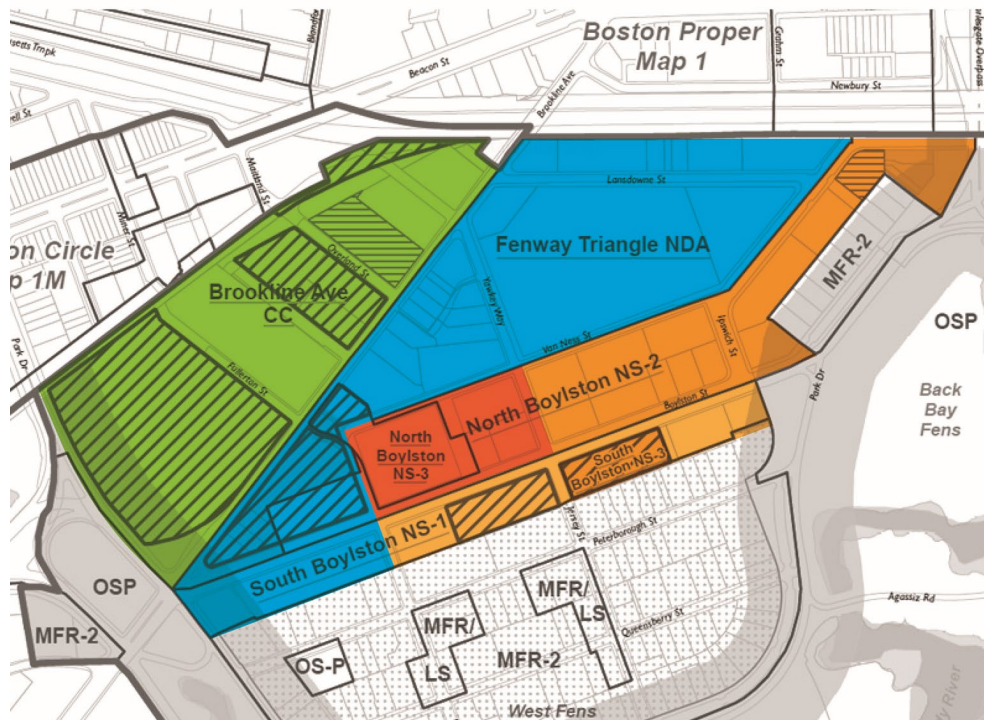
提議的分區變更

提議的地圖修訂

- 擴大芬威三角洲新開發區的地理邊界
- 擴大North Boylston NS-3的地理邊界

Legend

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



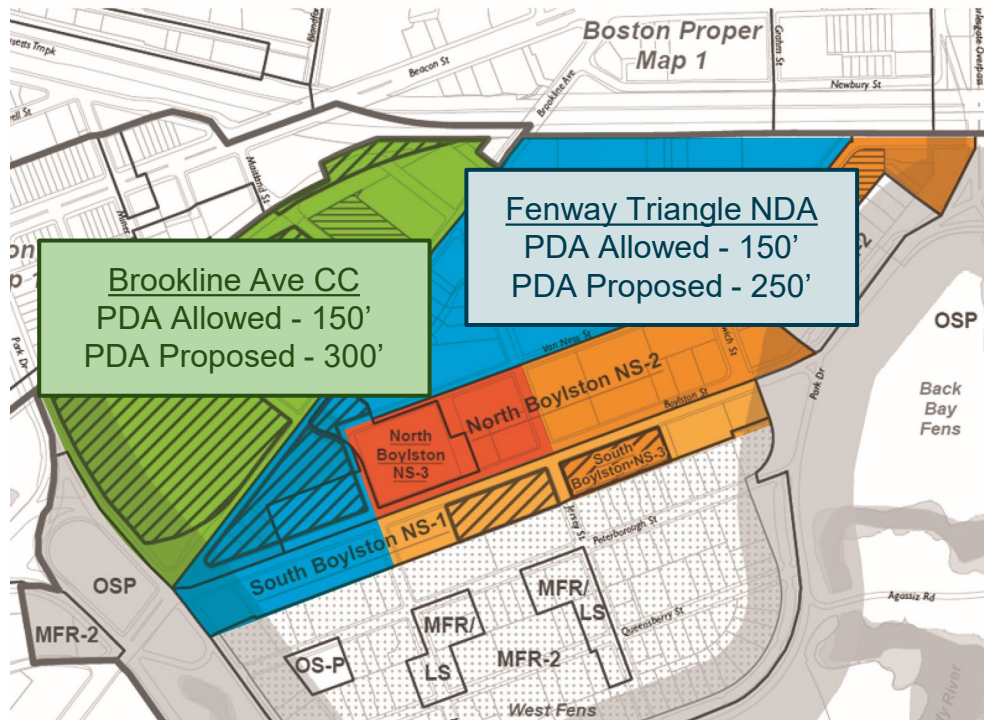
提議的分區變更

解除Brookline Avenue CC和芬威三角洲新開發區的規劃開發區高度限制。

- 將芬威新開發區中規劃開發區的允許高度 從150英尺增加到250英尺
- 將Brookline Ave CC中規劃開發區的允許 高度從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



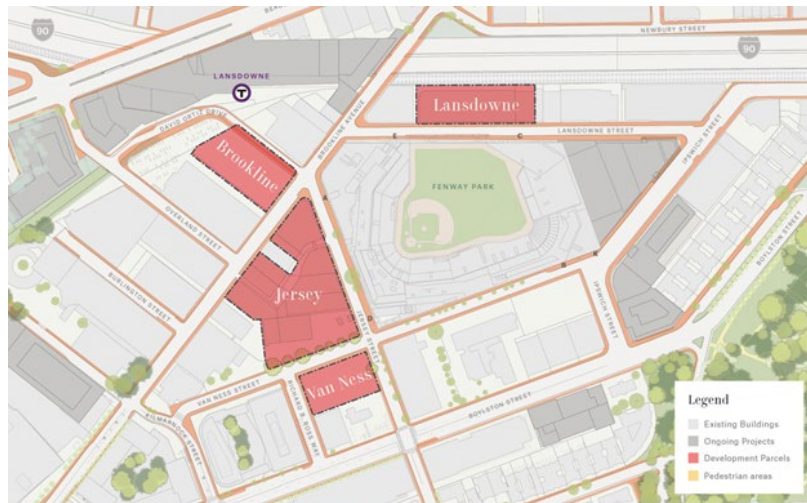
Fenway Corners

需要分區緩解

- Fenway Triangle NDA、Brookline Ave CC、North Boylston NS-2
- 超過了建築尺寸要求
(允許150英尺和容積率7.0)

擬議的社區福利

- 地點的經濟適用房
- 地點的托兒服務
- Richard B. Ross Way的交付
- 回應Fenway運輸行動計畫 (FTAP) 的分階段批准方法



1400 Boylston Street

需要分區緩解

- South Boylston NS-1
- 超過了建築尺寸要求
(允許150英尺和容積率7.0)
- PDA資格在2012年到期，要求60%的住宅用途

擬議的社區福利

- 擬建的由BPL運營的新圖書館分館
- 為 165 Park Drive的所有經濟適用房提供資金



後續步驟

- 評論期 - 請將書面評論寄到 cyrus.miceli@boston.gov
 - 如要更詳細地審核分區修改，請參閱專案網站上的第66條分區修訂草案
- BPDA董事會會議將審議建議的分區變更
- 如果BPDA董事會批准，波士頓分區委員會將舉行聽證會，以考慮採行建議的分區變更
- 預期專案提案人會提報PDA
- 2024年動新 Fenway 的其餘部分啟的分區