

MEMORANDUM

January 17, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
MARYBETH PYLES, SENIOR LAND USE COUNSEL
JEFFREY M. HAMPTON, SENIOR LAND USE PLANNER II
GERALD AUTLER, SENIOR PROJECT MANAGER/PLANNER

SUBJECT: TEXT AND MAP AMENDMENTS TO THE ALLSTON-BRIGHTON
NEIGHBORHOOD DISTRICT

SUMMARY: This Memorandum requests authorization for the Director to petition the Boston Zoning Commission to adopt text and map amendments with respect to the area known as Barry's Corner.

This Memorandum requests that the Boston Redevelopment Authority (the "BRA" or "Authority") authorize the Director to petition the Boston Zoning Commission to amend Article 51 (Allston-Brighton Neighborhood District) and "Map 7B/7D, Allston-Brighton Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended.

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 area known as "Barry's Corner" and located at 219 Western Avenue (the "Site") in the Allston-Brighton Neighborhood District. The proposed text and map amendments will change the underlying zoning for the Site from Harvard University Institutional Subdistrict to Western Avenue/Soldier's Field Road Community Commercial Subdistrict (CC-2), making the Site Planned Development Area eligible, as well as establishing a Maximum FAR of 4.0 for the Site. Further, the text and map amendments 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.

RECOMMENDATION

Based on the foregoing, the Authority staff recommends that the Board approve the proposed text and map amendments to the Allston-Brighton Neighborhood District zoning.

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 51 and Map 7B/7D (Allston-Brighton Neighborhood District), amending the underlying zoning for the area known as “Barry’s Corner” to Western Avenue/Soldier’s Field Road Community Commercial Subdistrict (CC-2) and making it Planned Development Area eligible, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on January 17, 2013.