

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
RICHARD MCGUINNESS, DEPUTY DIRECTOR FOR WATERFRONT
PLANNING
JEFFREY M. HAMPTON, SENIOR LAND USE PLANNER III

SUBJECT: MISSION HILL/ROXBURY CROSSING MAP AMENDMENT

SUMMARY: This Memorandum requests authorization for the Director to petition the City of Boston Zoning Commission ("Zoning Commission") to amend Map 6D, Mission Hill Neighborhood District, by changing the existing zoning of a 1,807 square foot parcel on Gurney Street (Parcel ID #0902921000) from "LI", indicating a Local Industrial Subdistrict to "CC-2", indicating a Community Commercial Subdistrict.

In January 2008, the Boston Redevelopment Authority ("BRA") Board authorized the Director to petition the Zoning Commission to approve text and map amendments to rezone portions of the Mission Hill Neighborhood District to spur transit-oriented development along Tremont Street.

The proposal is to include Parcel #09-02921-000 located on Gurney Street in the Mission Hill Neighborhood District in the Roxbury Crossing Community Commercial CC-2 zoning subdistrict through a map amendment.

The 1,807 square foot parcel of land is presently zoned Local Industrial (LI), though it is assessed as "residential land". The parcel is immediately adjacent to parcels in the NS - Neighborhood Shopping District on Parker Street and contiguous to parcels in the CC-2 subdistrict on Gurney Street. The remainder of the LI subdistrict is across Gurney Street continuing to Prentiss Street - all parcels owned by Wentworth Institute of Technology.

This parcel was included in the special study overlay district during the rezoning of the Mission Hill neighborhood through the PZAC process for Article 59 in the early 1990s, but was not included following an extensive neighborhood planning process for the area when the CC-2 district was created through a map and text amendment in February 2007.

The current owner of the property, Fourteen-35 Tremont St LLC, has provided a letter indicating the intent to donate the property in exchange for certain access easement

rights as part of the development of the community-planned and community-developed Mission Hill Neighborhood Housing Service ("MHNHS") Roxbury Senior Building project. The forty (40) unit low- and extremely-low income senior housing development will take place on the adjacent property which is within the CC-2 district. The Gurney Street parcel will be combined as part of the senior housing project providing vehicular access and landscaped open space to the development.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Board approve the proposed map amendment to the Mission Hill Neighborhood District.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to petition the City of Boston Zoning Commission to amend Map 6D, Mission Hill Neighborhood District, by changing the existing zoning of a 1,807 square foot parcel (Parcel ID #0902921000) from "LI", indicating a Local Industrial Subdistrict to "CC-2", indicating a Community Commercial Subdistrict, in substantial accord with the map amendment presented to the Boston Redevelopment Authority at its meeting on July 16, 2013.