

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
ERICO LOPEZ, SENIOR POLICY ADVISOR
MARYBETH PYLES, SENIOR LAND USE COUNSEL
JEFFREY M. HAMPTON, SENIOR LAND USE PLANNER III

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 which would make Planned Development Areas ("PDAs") permitted in the Cleveland Circle area of Brighton.

This memorandum requests that the Boston Redevelopment Authority (the "BRA" or "Authority") authorize the Director to petition the City of Boston Zoning Commission to amend Article 51 (Allston-Brighton Neighborhood District) and "Map 7A/7C, Allston-Brighton Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, to change the existing zoning of several parcels of land in Cleveland Circle and include these parcels where PDAs may be permitted.

On September 26, 1991, the BRA Board adopted text and map amendments for the proposed final zoning for the Allston-Brighton Neighborhood District. One of the adopted provisions allowed the establishment of the area where PDAs were permitted. These areas at the time of adoption were Conservation Protection Subdistricts, the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, and the Allston Landing North and South Economic Development Areas. The Guest Street Local Industrial Subdistrict has subsequently been added to the areas where PDAs are permitted. This was done in March of 1999.

Recent interest and activity in this area to redevelop the Cleveland Circle cinema site has encouraged Authority staff review the limitation of where PDAs may be permitted. The proposed text and map amendments will now include the Cleveland Circle cinema site where PDAs are permitted and will establish a more flexible zoning law to encourage large-scale redevelopment on the site while ensuring high-quality design by

providing planning and design controls, and encouraging economic development and which enlivens the district and knits together the surrounding neighborhoods in a vibrant, mixed-use manner.

RECOMMENDATION

Based on the foregoing, the Authority staff recommends that the Board approve the recommended addition of the Cleveland Circle Community Commercial subdistrict to the areas where PDAs may be permitted in the Allston-Brighton Neighborhood District.

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 Map7A/7C, with respect to areas where PDAs may be permitted, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on August 15, 2013.