

MEMORANDUM

OCTOBER 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 III  
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PLANNING  
CASEY HINES, PROJECT MANAGER

**SUBJECT:** TEXT AND MAP AMENDMENTS TO THE ROXBURY  
NEIGHBORHOOD DISTRICT

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**SUMMARY:** This Memorandum requests authorization for the Director to petition the Boston Zoning Commission to adopt text and map amendments with respect to the Albany Street Medical Area Community Facility subdistrict in the Roxbury Neighborhood District.

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This Memorandum requests that the Boston Redevelopment Authority (the "BRA" or "Authority") authorize the Director to petition the Boston Zoning Commission to amend Article 50 (Roxbury Neighborhood District) and "Map 6A/6B/6C, Roxbury Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, to amend the underlying zoning in the Albany Street Medical Area Community Facilities subdistrict, making it Planned Development Area ("PDA") eligible, and establishing affordable housing public benefits criteria and dimensional regulations for PDAs within said subdistrict.

Recent interest and activity to redevelop this area has encouraged Authority staff review of the limitation of the existing zoning governing the Albany Street Medical Area Community Facilities subdistrict in the Roxbury Neighborhood District. The proposed 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 petition the Boston Zoning Commission for approval of the proposed text and map amendments to the Roxbury 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 50 and Map 6A/6B/6C (Roxbury Neighborhood District), amending the underlying zoning for the Albany Street Medical Area Community Facilities subdistrict, making it Planned Development Area (“PDA”) eligible, and establishing affordable housing public benefits criteria and dimensional regulations for PDAs within said subdistrict, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on October 17, 2013.