

## **DRAFT NOTES**

Blessed Sacrament CAC

September 11, 2006

**CAC Members Present:** Carmen A. Velazquez, Fernando Mercedes, Jennifer Spencer, Michael Reiskind, Clara Garcia, Rafael Benzan, Damaris Pimentel, **BRA:** Inés Soto, Lance Heather Campisano ,Campbell, Michael Cannizzo, **ONS:** Leslie Delaney-Hawkins, **Rep. Sanchez:** Andrew Michaud.

The meeting was opened by Inés Soto. The committee debriefed on the joint CAC and JP zoning committee meeting held September 5<sup>th</sup>. Ines stated that the JP Zoning Committee members were confused and stated frustration on why the project was going after a Map Amendment. The Zoning Committee was concerned about the process and stated that they had just undergone a Map Amendment for Jackson Square. Kevin Leary left the meeting early so the committees didn't talk much about the zoning process; committee said they needed to meet among themselves to get their members on the same page. The Zoning Committee asked that the Development Team continue to work with the CAC and then come back to them with more information. The Zoning Committee requested more information and asked the developer for a breakdown of the number of units for each building. A few members of the Sunny Side neighborhood were present and expressed concerns on the density. The CAC will keep the JP zoning committee informed as they continue to meet with the development team on zoning. Another joint meeting will need to be with the JP Zoning Committee to discuss before it goes to the JP Neighborhood Council.

The CAC discussed the letter submitted to Lance Campbell September 8<sup>th</sup>. Ines stated that the letter written by Carmen was received and attached to the CAC letter. Ines clarified that the CAC letter asked for more time to review the zoning, density, design and other issues recently presented to the group. Lance stated that the BRA has requested that the development team submit supplemental information. The BRA stated that the project review process is not over.

The following are highlights from the developer's presentation on design:

The development team visited Langley Court in the SE as requested by Michael Cannizzo, BRA to see if an arch could be created on Creighton Street to allow visibility into the court yard. The developers looked into this option and it's not feasible given the project programmatic goals.

The group discussed how the mixed use building has been reduced in scale and massing.

Carmen asked is the design review period is over? No, the project will continue to go through design review.

Michael stated that the elevation felt more comfortable along Creighton than Centre Street. He has concerns w/ the corner element because it is higher than everything else. The element mimicking the church elements at the corner may be too heavy for the street.

Carmen stated that it looks good on Creighton Street up to the corner building is still too big. Discussion on the mix use building—Developers stated that if there were an arch type alleyway you would be looking at the parking area not green space.

Michael stated that continuous set of retail along Centre makes sense, but it feels to long or high. Discussion on the building set back 2ft etc—breaking up the building? We can remediate some of this through design.

The CAC recapped the mix use buildings comments from the Landmarks Commission:

- It should blend with the rest of neighborhood trying to tone the building down
- Probably add more brick patterns
- Red-yellow [Vasallos/Cappy buildings]
- Pay attention to the scale-of the church

Jennifer suggested maybe bringing some of the other features from the other buildings to this new construction. Michael agreed that other things that can be learned from other building on campus – materials/roofs it can pick up clues from the patterns, window proportions, brick patterns etc.

Making the expression more definitive—building reflects the years they are built look at the arch today not hundreds of years ago

The CAC discussed porches/baloneys and how they create a sense of community. Most of the CAC members thought it would be best to have them facing the open space. The CAC agreed that the corner of Creighton and Centre Street still needs lots of work.

Michael stated that at the end we may not reach a census but we should continue to work on the massing.

The development team will be presenting to the joint BCDC and Landmarks joint committee September 19<sup>th</sup>.

Meeting was adjourned at 8:15pm.