

DRAFT NOTES

Blessed Sacrament CAC
September 25, 2006

CAC Members Present: Carmen A. Velazquez, Jennifer Spencer, Ashley Cotton; Clara Garcia, Rafael Benzan, Damaris Pimentel, Sylvia Villar, **BRA:** Inés Soto, Lance, Campbell, Heather Campisano, Michael Cannizzo, **ONS:** Leslie Delaney-Hawkins, **Rep. Sanchez** and Andrew Michaud : **Councilor Tobin's Office:** Robert Orthman

Debrief on Landmarks and Boston Civic Design Commission Joint Committee Meeting

Inés opened the meeting. The committee debriefed on the joint Landmarks and Boston Civic Design Committee meeting. Both committees decided to hear and take a vote on this BS project at their next meeting. The committee members suggested the Mixed-use building at the corner of Creighton and Centre be pulled in at the corner allowing some "gathering space at the corner—considering that this corner is currently open space.

Proposed Map Amendment

The development team spoke briefly about the Map Amendment memo sent to the CAC and the JPNC Zoning Committee. The development's team zoning lawyer walked the CAC through the Memo [See Zoning Memo] and asked the CAC if they had any questions.

Damaris stated that the presentation was well done. Jennifer agreed. Ines asked the CAC again if they had any questions on the zoning information provided. No one answered. Ines asked Rick Shaklik, BRA Zoning Director if he had any questions. Rick stated that he felt it was a well-prepared document and he was satisfied with the information provided. Ines stated that the development team would then meet with the JP Zoning Commission on the map amendment process and that they might suggest another joint meeting before taking it to the Neighborhood Council for a vote.

Carmen asked if we are going to take a vote. The CAC discussed the issue of taking a vote and what that would mean. Rafael stated that CAC should take a vote and not wait for the Zoning Committee to then meet again and take a vote. The CAC felt that it would be a stronger message if the CAC took a vote on the issue before they went to the Zoning Committee. Ines asked for a vote to support the request for a map amendment. Are we taking the vote on the map amendment or the information provided? Discussion on the vote language. Clara stated that the CAC needs to be careful because the request needs to be heard by the JP zoning committee and the Zoning Commission.

The CAC voted to support 6 to 1 [2 absent] that the zoning information presented by the Jamaica Plain Neighborhood Development Corporation and the New

Atlantic Corporation on the request for Zoning Map Amendment was adequate and thus the CAC supports the development team moving forward with the zoning map amendment process.

Design Review Update

The Architect presented a list of the changes to date and reviewed them with the committee. See list.

Some discussion on design: Rep. Sanchez asked why not brick on Centre Street mix use building. Some discussion on this being JP not the South End or Downtown. The committee agreed that more brick should be added to the Centre Street façade. The development team explained that they are showing the changes suggested by the Landmarks and BCDC Commissions, they suggested a building that looks like it was built in 2006 not one hundred years ago. Some conversation on the type of materials for the building. Michael Cannizzo stated that the CAC is getting ahead of itself—the design review process will be extensive given that the Landmarks Commission will have to review the materials and BRA design review will also be part of that process.

Discussion on Creighton Street town houses: They look too modern and do not fit into the neighborhood character. The Architect pointed out that this new design is a result of the Joint Committee meeting and they are struggling with the old design and this new one. Michael Cannizzo suggested that its somewhere between the two—the design process will help guide this piece as the project moves forward. The CAC was comfortable with the scale.

The CAC revisited the corner Mix Use Building and discussed the suggestion from the joint committee to pull the corner of the building in at Creighton and Centre Street creating “gathering space”. CAC members discussed the possibilities of some street furniture or sidewalk treatment to make the corner more inviting.

The CAC tentatively scheduled meeting October 10th meeting to discuss the next steps.

Meeting was adjourned at 7:50pm.