

Blessed Sacrament CAC  
Meeting Summary

The following document is a summary of the CAC meetings to date.  
CAC meeting notes are online for public view at:  
[www.cityofboston.gov/bra/Planning](http://www.cityofboston.gov/bra/Planning)

6/27

This meeting was an introductory meeting held at the BRA. The project development team presented possible uses of the Cheverus School and the Map Amendment to the CAC. The CAC asked about parking, overall site plans, and for more information about the Cheverus use, including the possibility of daycare use.

7/12

At this meeting, BRA staff provided an overview of the Article 80 process. The discussion included the possibility of an extended public comment period and a possible 2<sup>nd</sup> public meeting. The BRA also provided an introductory review of both current zoning and the proposed map amendment for the site. At the conclusion of the meeting, each CAC member was urged to compile a list of important issues and bring them to the next meeting.

7/17

At this meeting, DND staff provided an overview of the projects Performa. He then reviewed HUD guidelines for affordable housing ownership as well as the BRA's Inclusionary Development Policy. State affordable housing guidelines were also discussed. The CAC was also presented with a list of questions for the development compiled by CAC members. The CAC members were asked to review this list make any additions they felt necessary by 7/24.

7/24

At this meeting, representatives responded to the CAC's questions both in writing and verbally. An extensive discussion occurred regarding the possible uses of the Cheverus School. Four possibilities were presented: office, residential, educational and day care. It should be noted that due to building limitations, day care use was discarded. The Convent/SRO building and Zoning/Design were also discussed. In terms of design, issues raised included the massing of the mixed use building, trash pickup, and the possibility of replacing retail units with residential ones. The meeting concluded with a BRA/CAC only session focused on next steps and CAC concerns thus far.

7/27

This was the first official public presentation by the development team to the community. The development team provided an overview of the project. Following this presentation, the assembled community asked questions and offered support or disapproval of the project.

7/31

This meeting began with CAC feedback on the public meeting held on 7/27. The group, with the assistance of the BRA, completed a building by building discussion of the project to further flush out any issues with the elements of the project. After this overview, the development team attended the meeting to further address CAC questions, along with the team's architect and transportation consultant. This part of the meeting included a lengthy discussion of the Church's community space. The project's architect also addressed green space and parking, trash storage and pickup, and overall access to the campus open space.

8/14

This meeting began with CAC feedback on the BCDC meeting held on 8/1. The meeting then shifted to focus on the proposed map amendment. Included in this were the concept of spot zoning and the re-zoning of JP in the early 1990's. An in depth discussion of the implications of what NS and MFR would mean was included. The CAC asked for the development team's rationale behind a map amendment (to be answered at a later meeting).

8/24

This meeting began with CAC feedback on the BLC meeting, held on 8/22. The development team then made a comprehensive presentation around the following issues: parking, trash, deliveries, vehicular site entry, pedestrian site experience, and building massing. A considerable amount of time was devoted to massing options for the mixed-use building. By eliminating retail space, housing units were able to be removed from the highest floor and help reduce the overall size of the building, which had been a significant CAC concern. Basic strategies for reducing overall mass were debated. In a CAC only session, the members discussed how they would write the group comment letter due 9/6.

9/5 Joint CAC and ZC meeting. Development Team presented on their request for Zoning Map Amendment for Blessed Sacrament. They are proposing to extend the MFR along Creighton Street into the site and the Neighborhood Shopping District to along Centre Street /front of the site. A map showing the boundaries was provided to the group. The ZC requested that the development team continue to meet with the CAC and come to back to the ZC after the CAC completes their zoning review. The ZC agreed to meet within a couple of weeks to discuss the proposal and put a list of questions together for the development team to respond to. The CAC will keep the ZC updated.

9/11 CAC discussed their comment letter received September 8<sup>th</sup>. The developers looked into this option of creating an archway and it's not feasible given the project programmatic goals. Developers stated that if there were an arch type alleyway you would be looking at the parking area not green space. The CAC discussed how the mixed use building has been reduced in scale and massing. There are 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.

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 Pizza buildings]
- Pay attention to the scale-of the church

CAC suggested maybe bringing some of the other features from the other buildings to this new construction. The CAC 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.

9/25

The meeting began with a CAC discussion of the joint BCDC/BLC meeting held on September 19th. The meeting then shifted to a discussion of the proposed map amendment. The development team made a presentation on their proposal for the amendment. After a discussion, the CAC voted on the map amendment. The vote was as follows:

**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.**

The meeting then moved to a design review update. Building materials and the overall fit of the Creighton Street condos in the neighborhood were also discussed. The CAC also 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”.

10/10 We are currently compiling the notes from this meeting.