

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, July 22, 1998

Room 900, 9th Floor, City Hall, Boston

Attendance

Commissioners

Robert L. Marr, Chairman	Present
Building Trade Employers' Association	
Robert L. Fondren, Vice Chairman	Present
Boston Society of Architects	
John H. Bean	Present
Greater Boston Massachusetts Labor Council AFL/CIO	
Joan M. McGrath	Absent
Prouty Hill Neighborhood Association	
James C. Clark	Present
Mayor's Selection	
William Tarlow	Present
Neighborhood Association of the Back Bay	
Marc Seigle	Present
Mayor's Selection	
Ralph Cooper	Present
Franklin Field South Neighborhood Association	
Vacancy	
Greater Boston Real Estate Board	
Vacancy	
Mayor's Selection	
Jill Hatton	Absent
Greater Boston Chamber of Commerce	

Staff

Linda Mongelli Haar	Present
Advisor to the Zoning Commission	
Jeffrey M. Hampton	Present
Secretary to the Zoning Commission	

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PUBLIC HEARINGS

1. Mr. Marr called the meeting to order at 9:05 AM and opened the hearing regarding **Development Plan for the Northeasterly Development Area of Planned Development Area No. 38 (Boston University)**

The following spoke in favor of the petition:

Linda Haar (BRA)

Mel Shulman (Legal counsel for Boston University)

Paul Skinner (Boston University)

Andrew O'Brien (Director of Mayor's Office of Neighborhood Services)

Darrell Gately (Project Advisory Committee)

Herb Walsh (Bay State Road Neighborhood Association)

City Councilor Brian Honan (Allston-Brighton)

Ms. Haar presented the petition to the Commission and introduces Mel Shulman of Boston University to describe the proposed project.

Mr. Shulman detailed the "Armory" project and stated that this plan had gone through a lengthy community review process. He also stated that this specific proposal is consistent with the Master Plan Planned Development Area.

? laid out the plans showing the proposed towers along Buick Street and Commonwealth Avenue. The massing of the building had been scaled down from the original proposal. The site of the building dictated the style of architecture - 4-bedroom suites with 2 baths and kitchenette. Parking would be located in front of the building along with proposed green space.

Mr. Clark asked how many parking spaces would be constructed.

? answered between 100 and 112.

Mr. Seigle asked if the parking was temporary.

Mr. Shulman responded "yes," and ultimately there would be underground parking.

Mr. Fondren asked for a general description of the westerly development area within the PDA.

? stated that the westerly portion would be developed as a student village complex.

Mr. Fondren asked how the off street parking was accessed.

? stated from Buick Street, and not from Commonwealth Avenue.

Mr. Tarlow asked how many students would be allowed to bring cars on campus and what the University's parking policies area.

Mr. Skinner stated that freshman are prohibited from bringing cars on campus, he admits that there is very limited space and as of now does not know how the spaces would be awarded.

Mr. Clark asked how many construction jobs would be created.

? stated about 300.

Mr. Cooper asked if the University would expect an increase in students.

Mr. Skinner stated “no,” and that this proposal is consistent with the Master Plan renewal.

Mr. Cooper asked if it were true that 800 students would be leaving the community to move into this dormitory.

Mr. Skinner responded “yes,” and stated that students prefer to live on campus.

Mr. Bean asked if a contractor had been selected.

? stated Walsh Brothers.

Mr. Marr declared the petitioner’s case closed.

There was no opposition

Mr. Marr stated that the matter would be taken under advisement and declared the hearing closed at 9:35 AM.

For the record, Mr. Marr read the transmittal letter from the BRA Secretary authorizing the Director to petition the Zoning Commission to adopt the proposed amendments.

3. Mr. Clark made a motion to approve the Development Plan for the Northeasterly Development Area within Planned Development Area No. 38, Boston University. Mr. Bean seconded the motion.

Mr. Marr put the motion to a vote:

Yeas:	Marr, Bean, Tarlow, Fondren, Clark, Seigle, Cooper	7
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Nays:		0
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The motion was declared CARRIED.

MR. MARR DECLARED THE MEETING ADJOURNED AT 12:40 PM.