

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, January 30, 2008

Room 900, City Hall, Boston

Attendance

Commissioners

Vacancy

Building Trade Employers' Association	
Robert L. Fondren, Chairman	
Boston Society of Architects	Present
Jay Hurley	
Greater Boston Massachusetts Labor Council AFL/CIO	Absent
James C. Clark, Vice Chairman	
Mayor's Selection	Present
William Tarlow	
Neighborhood Association of the Back Bay	Absent
Linda Bernard	
Mayor's Selection	Present
Ralph Cooper	
Franklin Field South Neighborhood Association	Present
M. Pat Tierney	
Greater Boston Real Estate Board	Present
Nelson Arroyo	
Mayor's Selection	Present
Jill Hatton	
Greater Boston Chamber of Commerce	Absent
Jane Brayton	
Neighborhood Association	Present

Staff

Rick Shaklik	
Deputy Director for Zoning/ Advisor to the Commission	Present
Jeffrey M. Hampton	
Secretary to the Commission	Present

PUBLIC HEARINGS

1. Chairman Fondren called the meeting to order at 9:05 AM and opened the public hearing on the Amendment to the Boston University Medical Center Institutional Master Plan (“IMP”).

The following spoke in favor of the petition:

Rick Shaklik
Sonal Gandhi, BRA
Jim Green, Rubin & Rudman
Greg Luongo, Tsoi/Kobus
Paul Drew, BMC
Tim Brown, Councilor Linehan’s Office

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. The Amendment to the IMP would allow for the new Ambulatory Care Building on Albany Street. He introduced Sonal Gandhi.

Ms. Gandhi gave some history of Boston Medical Center (“BMC”) and its affiliation with Boston University. This is the 3rd amendment to the IMP. The proposed project has received Landmarks Commission and Boston Civic Design Commission approvals. She also went over the public benefits associated with the proposed project. She introduces Jim Greene.

Mr. Greene restated the need for the new ambulatory care facility. It is an approximately 245,000 square foot, 9 story structure. He introduced Paul Drew.

Mr. Drew stated that 65% of BMC’s patients are Boston residents. The new ambulatory care facility will take the stress off of the older buildings and consolidate the location of the out-patient services. The BMC retains the core mission of the original City Hospital. He introduced Greg Luongo.

Mr. Luongo gave a presentation on the layout of the site and design of the building.

There was some general discussion on the height of the building along Albany Street.

Commissioner Arroyo had some questions on open space and community benefits – specifically if the benefits were for the South End or for the City as a whole.

Mr. Greene stated that the benefits would be specific to the South End and the City’s Jobs and Community Services Department has specific programs identified.

Commissioner Clark questioned the number of jobs to be created and whether the Boston Plan would be adhered to.

Mr. Drew stated that there may not be any new jobs; this is more of a consolidation.

Commissioner Clark stated that there needs to be more monitoring of the jobs – specifically women and minority.

Tim Brown spoke in favor of the petition.

There was no further discussion.

Chairman Fondren declared the petitioner's case closed at 9:36 AM.

Chairman Fondren asked if anyone wished to speak in opposition to the petitions.

There was no opposition.

Chairman Fondren stated the matter would be taken under advisement and would be discussed at the next business meeting to be held immediately following the hearing which was open to the public.

The hearing was declared closed at 9:36 AM.

2. Chairman Fondren opened the public hearing on a petition for approval of the First Amendment to the Development Plan for Planned Development Area ("PDA") No. 54, Fan Pier.

The following spoke in favor of the petition:

Rick Shaklik
Heather Campisano, BRA
Joe Fallon, Fallon Co.
Murna Putziger, Rubin & Rudman

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. He stated that this amendment had two minor amendments – the Program Summary and Developer information and adding research center to the list of allowed uses. He introduced Heather Campisano.

Ms. Campisano gave some background information on the original PDA approval. Research center was not a use originally contemplated in the PDA. She introduced Joe Fallon.

Mr. Fallon told the Commission that this amendment came about because of the interest of life science firms wanting to move to the Seaport area. The research space would be for Level 1 and 2 research. There will be approximately a 50-50 split on lab and office space.

Chairman Fondren stated that there was quite a spectrum on the flexibility of buildings from research to residential within this PDA.

Commissioner Cooper asked that if the Life Sciences cycle runs its course, will there be another PDA amendment?

Myrna Putziger tried to clarify the flexibility of uses for all of the buildings – except for Buildings C and D.

Mr. Fallon stated that uses are market driven.

Commissioner Tierney asked if the labs would come back to the Commission if they went to Level 3 and 4.

Mr. Fallon stated that they would, but has no interest in those levels at that site.

There was no further discussion.

Chairman Fondren declared the petitioner's case closed at 9:54 AM.

Chairman Fondren asked if anyone wished to speak in opposition to the petitions.

There was no opposition.

Chairman Fondren stated the matter would be taken under advisement and would be discussed at the next business meeting to be held immediately following the hearing which was open to the public.

The hearing was declared closed at 9:54 AM.

Chairman Fondren called the Business Meeting to order at 9:55 AM

Commissioner Clark made a motion to approve the Amendment to the Boston University Medical Center Institutional Master Plan, as submitted. Commissioner Brayton seconded the motion.

Chairman Fondren put the motion to vote:

Yeas: 7

Ms. Brayton, Mr. Clark, Mr. Cooper, Mr. Fondren, Mr. Arroyo, Ms. Tierney, Ms. Bernard

Nays: 0

The motion was declared carried.

Commissioner Clark made a motion to approve the First Amendment to Planned Development Area No. 54, Fan Pier Development, as submitted. Commissioner Arroyo seconded the motion.

Chairman Fondren put the motion to vote:

Yeas: 7

Ms. Brayton, Mr. Clark, Mr. Fondren, Mr. Cooper, Mr. Arroyo, Ms. Tierney, Ms. Bernard

Nays: 0

The motion was declared carried.

Commissioner Fondren adjourned the meeting at 10:00 AM

Secretary