

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 28, 2024

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Absent
Ricardo Austrich	
Boston Society of Architects	Present
Jay Hurley, Chairman	
Greater Boston Massachusetts Labor Council AFL/CIO	Present
Aisha Miller	
Mayor's Selection	Present
Midori Morikawa	
Neighborhood Association	Present
Jill Hatton	
Mayor's Selection	Present
Michael Nichols	
Audubon Circle Neighborhood Association	Present
Michael DiMella	
Greater Boston Real Estate Board	Present
Nelson Arroyo	
Mayor's Selection	Present
Drew Leff	
Greater Boston Chamber of Commerce	Absent
Vacancy	
Neighborhood Association	

Staff

Kathleen Onufer	
Deputy Director for Zoning and Regulatory Reform	Present
Jeffrey M. Hampton	
Executive Secretary to the Commission	Present

PUBLIC HEARING

This meeting was recorded.

1. Chairman Hurley called the meeting to order at 9:04 AM and opened the hearing regarding Map Amendment No. 774 and the Development Plan for PDA No. 148, 287 Western Avenue, Allston. Mike DiMella recused himself from this hearing.

The Interpreters assigned to the meeting introduced themselves.

The following offered testimony on the amendment/development plan:

Quinn Valcich, Sr. PM BPDA
Ted Schwarzberg, Dep. Dir. Zoning Compliance BPDA
Mike Diminico, King Street Properties
Matthew Pierce, Perkins and Will Architects
John Cusack, resident

Quinn Valcich presented the proposed development plan to the Commission. (See presentation in folder). 92,000 sf of gross floor area with mixed use programming as well as a new 2-ambulance bay EMS station.

Ted Schwarzberg spoke to the planning and zoning context that guided the review of the PDA. Specifically mentioned the Western Avenue Corridor Study that led to the WACRZ zoning that the Commission adopted.

Mike Diminico spoke on behalf of the development team. Gave site context (including site conditions) for the proposed development. This will be life-science lab and office space with 2 EMS garage. This will be designed for "early-staged" companies. Space will be flexible for various uses including remote-work space for the community. EMS will remain in the neighborhood in an adjacent building so there is no lack of services.

Matthew Pierce spoke to the design and architecture of the building, public spaces, and streetscape.

Mike Diminico also spoke to the transportation improvements in the area.

Commissioner Austrich asked why the 50% reduction in off-street parking from the BTD regs?

Mike Diminico stated that he wanted to encourage public transportation.

John Cusack spoke in support of the proposal.

Hearing closed at 9:26 AM, BZC entered Business Meeting.

Commissioner Hatton was excited about the scale of the project.

Commissioner Hatton made a motion to adopt Map Amendment No. 774 and the Development Plan for PDA No. 148, 287 Western Avenue, Allston, as submitted.

Commissioner Nichols seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Miller, Austrich, Arroyo, Nichols, Hurley, Leff, Morikawa

Nay: None

The motion carried 8-0.

2. Chairman Hurley called the meeting to order at 9:28 AM and opened the hearing regarding the 6th Amendment to Planned Development Area No. 37, Prudential Center Redevelopment. Mike DiMella rejoined the meeting.

The following offered testimony on the amendment:

Quinn Valcich, Sr. PM BPDA
Ted Schwarzberg, Dep. Dir. Zoning Compliance BPDA
Frank Stearns, Holland and Knight
Teddy Fogelman, Hawkins Way
Julie Resker, Gensler

Quinn Valcich presented the proposal to the Commission. This would allow approximately 860 beds for Northeastern University students. This can exist for a 10-year term and also exist when mentioned in an approved Institutional Master Plan ("IMP"). Northeastern's IMP is currently undergoing BPDA review for the next 10-year IMP.

Ted Schwarzberg spoke to the planning and zoning context. This is the existing Sheraton Hotel building.

Frank Stearns spoke to the amendment itself. This was an underutilized hotel and there is a need for student housing. The 2 towers will be separate from each other and have two different entrances. The South Tower will become the dormitory.

There was a slide presentation shown during the development team's presentation (see folder).

Commissioner Hatton asked about the bike storage strategy being in the dorm room itself. How does it work in the room? Have you used it in other locations?

Teddy Fogelman stated that there may be a bike room at the plaza. If it reaches capacity, they can store it in the room.

Julie Resker (Gensler) said that they would be wall-mounted.

Hearing closed at 9:42 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt the 6th Amendment to Planned Development Area No. 37, Prudential Center Redevelopment as submitted.

Commissioner Nichols seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Arroyo, Austrich, Miller, DiMella, Nichols, Hurley, Morikawa, Leff

Nay: None

The motion carried 9-0.

3. Chairman Hurley called the meeting to order at 9:43 and opened the hearing regarding Map Amendment Application No. 775 and the Development Plan for PDA No. 149, 103 North Beacon Street, Brighton.

The following offered testimony on the amendment:

Quinn Valcich, Sr. PM BPDA
Ted Schwarzberg, Dep. Dir. Zoning Compliance BPDA
Phil Casey, CBT
Kim Thai, IQHQ
Hector Rivera, Carpenter's Union
John Cusack, resident

Quinn Valcich presented the proposal to the Commission. This development would allow for a mixed-use building including lab space and retail uses (see presentation in folder).

Ted Schwarzberg spoke to the planning and zoning context. Referenced the Guest Street Planning Study from 2012.

Phil Casey gave a presentation on the design and architecture of the proposal. Also showed the relationship to existing and future development in the neighborhood.

Commissioner Hatton stated that it was noted in the materials that it would be restricted to Bio Safety Levels 1 and 2, but not in the presentation.

Kim Thai from IQHQ stated that even though it's not in the presentation, but those restrictions are there.

Commissioner Austrich applauded the presentation.

Hector Rivera spoke in favor.

John Cusack spoke in favor.

Hearing closed at 10:02 AM; BZC entered Business Meeting

Commissioner DiMella made a motion to adopt Map Amendment Application No. 775 and the Development Plan for PDA No. 149, 103 North Beacon Street, Brighton, as submitted.

Commissioner Miller seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Arroyo, Austrich, Miller, DiMella, Nichols, Hurley, Morikawa, Leff

Nay: None

The motion carried 9-0.

4. Chairman Hurley called the meeting to order at 10:04 AM and opened the hearing regarding the Development Plan for Phase 1A, 495 Dorchester Avenue, South Boston, within Planned Development Area No. 144, On The Dot. Drew Leff recused himself from this hearing.

The following offered testimony on the amendment:

Quinn Valcich, Sr. PM BPDA
Ted Schwarzberg, Dep. Dir. Zoning Compliance BPDA
John Cissel, CORE
Mark Rosenshein, Trademark
Michael LeBlanc, UTILE
Paula Devereaux, Pierce Atwood
John Barros, Civitas Builders
Patti McCormick, resident

Quinn Valcich presented the development plan to the Commission (see folder for presentation). This is Phase 1A of the already approved PDA Master Plan recently approved by the Commission.

Ted Schwarzberg spoke to the planning and zoning context. Specifically falling into the PLAN: Dot Ave. area.

John Cissel presented the Phase 1A development plan. This is going to be a residential development.

Mark Rosenshein presented the 1A building and stated why Phase 1 was split into 1A and 1B.

Michael LeBlanc spoke to the site layout, public realm, , building programming, and creation of new streets.

Paula Devereaux spoke to the consistency of the proposed development plan with the Master Plan PDA that was already approved by the Commission.

Commissioner Hatton asked if linkage funds from this project will be used for this project.

John Barros stated that the Phase 1B linkage funds will be used to build 1A.

Patti McCormick spoke in favor.

All of the presentations shown on the same slide presentation as is in the folder.

Hearing closed at 10:26 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt the Development Plan for Phase 1A, 495 Dorchester Avenue, South Boston, within Planned Development Area No. 144, On The Dot, as submitted.

Commissioner DiMella seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Arroyo, Austrich, Miller, DiMella, Nichols, Hurley, Morikawa

Nay: None

The motion carried 8-0.

Chairman Hurley adjourned the meeting at 10:28 AM

Executive Secretary