

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 28, 2024

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Present
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	Absent
Nelson Arroyo	
Mayor's Selection	Present
Drew Leff	
Greater Boston Chamber of Commerce	Present
Vacancy	
Neighborhood Association	

Staff

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

PUBLIC HEARING

This meeting was recorded.

1. Chairman Hurley called the meeting to order at 9:07 AM and opened the hearing regarding Map Amendment No. 776 and the Development Plan for PDA No. 151, 1400 Boylston Street, Fenway. **Mike DiMella recused himself from this hearing.**

The Interpreters assigned to the meeting introduced themselves.

Councilor Durkan offered testimony in support of the development plan. Specifically mentioned Samuels & Associates as a neighborhood advocate who's continually worked to support community interests in the Fenway. Cited project's proposed green space, library, transportation improvements, and housing development contributions as particularly important.

The following offered testimony on the amendment/development plan:

Quinn Valcich, Senior PM BPDA
Ella Wise, Senior Zoning Compliance Planner BPDA
Peter Sourgarides, Samuels

Quinn Valcich presented the proposed development plan to the Commission. (See presentation in folder). 548,000 SF of GFA with mixed-use programming as well as a new civic space, slated to become a library branch for the neighborhood.

Ella Wise spoke to the planning and zoning context that guided the review of the PDA. Specifically mentioned the 2022 Fenway rezoning process that adopted regulations which helped enable this project. Will be reviewed by the Parks Commission.

Peter Sourgarides spoke on behalf of the development team. Gave site context (including site conditions) for the proposed development, also citing the neighborhood's overall transformation. The development will be a mixed-use life science lab building with retail space, civic amenities, and public space. Spoke on development's connection to the Emerald Necklace as well as building's design and architecture. Project benefits include an \$18M contribution to the affordable housing project at 165 Park Drive.

Commissioner Hatton asked why \$12M total and \$2,400 per SF price tag for the civic building would be so high.

Peter Sourgarides stated that architecture and interior fit outs will be of premium quality, but that final designs will be collaboratively determined with the community.

Richard Giordano of the Fenway Community Development Corporation spoke in support of the proposal, citing transformational community benefits including affordable housing.

Timothy Horn of the Fenway Civic Association spoke in support of the proposal, citing transformational community benefits including affordable housing as well as the respect given to the Emerald Necklace.

Hearing closed at 9:33 AM, BZC entered its Business Meeting.

Commissioner Nichols stated excitement about the project, both as a commissioner and a Fenway resident. Spoke on wide community support heard on the project as well as the trust Samuels & Associates have developed with the Fenway neighborhood.

Commissioner Leff discussed how significantly Samuels & Associates has contributed to transforming the Fenway for the better. Confirmed with the development team that the monetary contribution to the affordable housing project is tied to 1400 Boylston Street.

Commissioner Nichols made a motion to adopt Map Amendment No. 776 and the Development Plan for PDA No. 151, 1400 Boylston Street, Fenway, as submitted.

Commissioner Marr seconded the motion.

Commissioners Hatton and Austrich echoed Michael and Drew's earlier comments.

Chairman Hurley put the motion to vote:

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

Nay: None

The motion carried 9-0.

2. Informational session for the BZC on the BPDA's in-progress Accessory Dwelling Unit project. Session led by BPDA's Adriana Lasso-Harrier, Will Cohen, and Andrew Nahmias.

Chairman Hurley adjourned the meeting at 10:35 AM

Executive Secretary