



City of Boston  
Planning Department

# Berklee

Boston Zoning Commission

October 9, 2024

# 1249 Boylston Street

Fenway

*Interim Planning Determination, Jason McDonald*



Planning Department

CITY of **BOSTON**

# PROJECT PROPOSAL



## Project Highlights

- IMP Amendment to allow for institutional use
- Converting existing retail/office building to institutional building.
- Presently first floor is retail and upper floors are vacant offices.
- Proposed uses include: classrooms, dance studios, and 1,800 SF of publicly accessible retail space on ground level.

1249 Boylston Street

BERKLEE INSTITUTIONAL MASTER PLAN UPDATE



# PROJECT PROPOSAL



1249 Boylston Street

BERKLEE INSTITUTIONAL MASTER PLAN UPDATE

# EXISTING CONDITIONS



## Major Contributing Factors

- Retail on ground floor and vacant offices in upper floors
- Three-stories 40,110 SF building
- Corner lot
- Party wall with adjacent building

1249 Boylston Street

BERKLEE INSTITUTIONAL MASTER PLAN UPDATE

# SITE CONTEXT



1249 Boylston Street

BERKLEE INSTITUTIONAL MASTER PLAN UPDATE

## Major Contributing Factors

- Fenway
  - Project is on main neighborhood corridor.
  - Bike lanes on both sides of road.
  - Wide sidewalks along site.
  - Public alley driveway behind building.
  - No street trees on site.
  - Fenway Park close to site.
  - Surrounding context is mostly retail and large multi-family housing.
  - Emerald Necklace Park walking distance from site
- Transportation
  - 0.5 miles to Lansdowne commuter rail stop.
  - 0.6 miles to Kenmore buses and green line service.
  - 55 bus (West Fenway to Copley) passes site



# TRANSPORTATION CONTEXT



## [TRANSPORTATION PRIORITY]

- 55 Bus serving from West Fenway to Copley passes site and connects it to main Berklee campus.
- 55 Bus also passes proximity of other adjacent Berklee buildings across Back Bay neighborhood

1249 Boylston Street

BERKLEE INSTITUTIONAL MASTER PLAN UPDATE

# ZONING CONTEXT



DIMENSIONS/USES	ZONING SUBDISTRICT REQUIREMENTS	PROPOSED PROJECT	COMPLIANT?	RELIEF RECOMMENDED AS PROPOSED?
Min. Lot Size	None	12,150'	Compliant	
Lot Width	None	72'	Compliant	
Setback (front)	None	12'	Compliant	
Setback (side)	None	0'	Compliant	
Setback (rear)	None	12'	Compliant	
Height	90'	54'	Compliant	
FAR	5.0	3.3	Compliant	
Open Space/du	75 SF	N/A	Compliant	
Parking	None	0	Compliant	
Use	Education 2nd floor and up	Education on all floors including ground and basement	Noncompliant	Relief Recommended

**[Fenway / North Boylston NS-2]**

- *Article 66*
- **Groundwater Conservation Overlay District (GCOD)**
- **IMP to provide institutional uses**
- **Proposed use would be compliant in IMP**



# 1249 Boylston Street IMP Amendment

October 9, 2024

# 2022 IMP Project Update - 12 Hemenway Street Dormitory

## Project Details

- Opened in January 2024
- 114 student beds
- Major renovation items included: re-grading of entrance to street level/removal of exterior lift; addition of an internal elevator and ADA bathrooms to provide fully accessible living.

## Commitment to Community

- As part of the IMP process, Berklee committed to \$50,000 in beautification grants for the Fenway community.
  - First round of \$25,000 was awarded in early 2024
  - Applications for the second round will open in early fall 2024
  - Grant decisions were made by the members the Neighborhood Improvement Committee steering committee (2 Berklee staff, 3 reps from Fenway)



# Campus Map



# IMP Amendment Project - 1249 Boylston Street

**Building Specs:** Three-stories (approx. 54 ft high) containing 40,110 square feet

**Historic use:** First floor retail, office on upper floors (currently vacant)

**Lease Term:** 15 years with one 5-year option

**Zoning:** IMP amendment required to allow for institutional use

**Anticipated Use:** Classrooms, dance studios, and support space for those uses on all three floors and basement level; 1,800 sq. ft of publicly-accessible retail space on ground level

**Construction:** 8 months, contained to the interior of the building

**Anticipated Opening:** Fall 2025





# 1249 Boylston Street Project



# Questions



Berklee



## JOBS

- 40 new jobs
- The new space will service 350 students



## COMMUNITY

- New, ground floor retail space
- .6 miles to the Green Line
- Less than .1 mi to a bus stop