



**MassDOT Turnpike Air Rights Parcels #12-15**  
**CAC Working Meeting #10**  
**Friday, May 18, 2012, 8:00 a.m.**  
**Location: St. Cecilia's Parish Hall**

**CAC Attendees:**

Brandon Beatty, Back Bay Resident  
Fritz Casselman, Neighborhood Association of the Back Bay (NABB)  
David Gamble, Boston Society of Architects (BSA)  
Valerie Hunt, Fenway Neighborhood Resident  
David Lapin, Community Music Center  
Meg Mainzer-Cohen, Back Bay Association  
Barbara Simons, Berklee Task Force  
Jan Sprawka, Fenway Studios  
Gil Strickler, St. Cecilia's Parish  
Steve Wolf, Fenway Community Development Corporation (FCDC)

**Ex-Officio Attendees:**

State Representative Marty Walz  
Dave Vanderwoude, Office of State Rep Marty Walz  
Johanna Sena, Office of Boston City Councilor Mike Ross

**City of Boston Attendees:**

Shaina Aubourg, Mayor's Office of Neighborhood Services  
Jonathan Greeley, BRA  
Lauren Shurtleff, BRA

**State of Massachusetts Attendees:**

Robin Blatt, MassDOT  
Martin Polera, MassDOT  
Bill Tuttle, MassDOT

**Members of the Public:**

Alexandra Brax, The Chiofaro Company  
Robin Brown, Spot On Ventures  
Donald Chiofaro, Jr., The Chiofaro Company  
Donald Chiofaro, Sr., The Chiofaro Company  
Peter Diana, Carpenter & Company  
Richard Friedman, Carpenter & Company  
Michael Gery, Pilgrim Parking  
Doug Husid, Goulston & Storrs  
Christopher Janes, Back Bay Resident  
Eric Jahan, Elkus-Manfredi Architects  
Gary Johnson, Cambridge Seven Associates  
Michael Liu, The Architectural Team  
David Manfredi, Elkus-Manfredi Architects

John Martin, Elkus-Manfredi Architects  
Adam McCarthy, McNamara/Salvia Consulting Engineers  
Steve Mitchell, The Chiofaro Company  
Ted Oatis, The Chiofaro Company  
Tom Palmer, Tom Palmer Communications  
Jacqueline Rock, The Chiofaro Company  
Deirdre Rosenberg, NABB  
Joe Salvia, McNamara/Salvia Consulting Engineers  
Donald Sheehan, IBEW 103  
Joel Sklar, Samuels & Associates  
Adam Weiner, Weiner Ventures

### **Meeting Summary**

On Friday, May 18<sup>th</sup>, 2012, the tenth working session of the Massachusetts Department of Transportation (MassDOT) Turnpike Air Rights Parcels 12 – 15 Citizens Advisory Committee (CAC) was called to order at approximately 8:00 a.m. in the St. Cecilia's Parish Hall by Jonathan Greeley, BRA Planner. Jonathan reviewed the agenda and stated that today's meeting would focus on the CAC reviewing each proposal and discussing recommendations for designation. All four potential development teams are available to answer any CAC questions. He also reiterated that there would be at least one more working session where the CAC would finalize their recommendations on designation.

Bill Tuttle, MassDOT, indicated that MassDOT would be asking for a Best and Final Offer submission regarding the financial conditions put forth by each proponent. MassDOT has interviewed each team and was taking a look at structural information on each proposal.

The CAC Co-Chairs Fritz Casselman, Neighborhood Association of the Back Bay, and Meg Mainzer-Cohen, Back Bay Association, introduced the evaluation matrix they had developed with the assistance of David Gamble, Boston Society of Architects. The goal is to develop a comprehensive letter from the CAC to MassDOT regarding recommendations on designation. Brandon Beatty, Back Bay Resident, and David suggested using numbers to rank proposals within the matrix. Steve Wolf, Fenway CDC, suggested that sustainability be added. Brandon felt that developers' track record with regard to dense urban neighborhoods was important.

### **Parcel 13 Discussion**

- Fritz reminded the group that although Trinity Financial was the only respondent, the CAC had the option of not recommendation designation.
- Valerie Hunt, Fenway Resident, asked about Institutional Master Plan implications with regard to the Boston Architectural College (BAC). Lauren Shurtleff, BRA Planner, indicated that the IMP process could proceed concurrently with the Article 80 review of the project.
- Meg expressed concern that the Trinity proposal did not fill in the entire parcel and wanted to see a perspective from Newbury Street. Representative Marty Walz seconded this point. David Gamble mentioned that not much of it would be seen from the street level. Kenan Bigby, Trinity Financial, indicated that an architectural rendering had not been completed because further studies would be needed to determine how that façade

would be designed to mitigate environmental concerns. He added that they will provide a massing view prior to the next meeting.

- Brandon expressed concern that such a building was feasible and questioned the environmental impacts.
- Gil Strickler, St. Cecilia's Parish, indicated that there would be dormitory windows facing Newbury. Kenan responded that the housing was a single loaded corridor, while the dorm was double loaded.
- Bill Tuttle indicated that there may be an environmental benefit to not fully covering Parcel 13 if Parcels 12 and 15 are covered.
- Steve reminded everyone that the existing conditions for all these parcels are less than desirable.
- David Lapin, Community Music Center, stated that there is only one proposal and he feels it was a strong one.

## Parcel 15

- The CAC began walking through the matrix for the parcel. Meg stated that none of the buildings felt too tall, which elicited general agreement.
- Valerie indicated which proposals included housing, which is a CAC preference, and Steve mentioned the importance of on-site affordability.
- Dave Lapin stated that none of the proposals has addressed MBTA capacity, in particular the potential for a commuter rail stop. Bill Tuttle mentioned that the new Yawkey Commuter Rail Station would help address some Green Line capacity issues. Steve, suggested a cash contribution to the MBTA to assist with signal issues. Jonathan mentioned that enhanced emphasis on multi-modal stations could be part of these developments' mitigation.
- David Gamble felt the issue of massing with regard to shadow was very important as a potential impact. Fritz stated that the Carpenter and Weiner/Samuels scenarios offer more flexibility in that regard, keeping the mass off of Boylston Street. David Gamble felt that Trinity's Parcel 12 and 13 proposals, when combined with Chiofaro's Parcel 15, would create the most "canyonization". Representative Walz felt that this flexibility was important to avoid a monolithic building such as the Mandarin Hotel and Residences. Barbara Simons, Berklee Task Force, indicated a preference for less density, where possible.
- Meg stated that all proposals intended to develop both Parcel 15 and the Prudential Financial site. David Lapin stated that Chiofaro was strongest on site control, with Carpenter being the weakest. Brandon stated that any designee would be able to work with their abutters.
- Fritz felt that Parcel 12 would never be developed without being tied to another parcel. David Lapin stated that the Weiner/Samuels time made a compelling case by tying Parcels 15 and 12 together because it would enhance neighborhood connectivity.
- Meg stated that the Civic Vision encouraged some breaks in the decking-over of the Massachusetts Turnpike. David Lapin agreed and mentioned this as a pre-9/11 document.
- Fritz asked the Chiofaro team to comment on building in a mixed-use, urban neighborhood. Ted Oatis, Chiofaro, responded that International Place was the last Boston/Cambridge project they had completed.

- The CAC indicated that office was not preferable and Meg specifically identified a hotel as beneficial to the Hynes. David Gamble indicated that housing and hotel uses work well together.
- Representative Walz indicated that she wanted the entirety of Parcel 15 covered.
- Brandon indicated that Weiner/Samuels strategy spoke to a comprehensive vision. Valerie pointed out that Trinity Financial had done the same.
- At the suggestion of the Co-chairs, the CAC took an informal vote indicating a strong preference to recommend the Weiner/Samuels proposal for designation. Overall, the CAC felt they were reviewing three strong proposals.

## **Parcel 12**

- David Gamble feared “canyonization” if both Trinity proposals went forward.
- Valerie felt that the Weiner/Samuels proposal was better for 360 Newbury.
- Steve mentioned that historically, there had been 9 stories on both sides of Massachusetts Avenue.
- Fritz questioned whether Parcel 12 would happen without being tied to Parcel 15. He indicated that he did not favor the Trinity Financial proposal, but questioned whether a low density scheme was feasible. Meg indicated that she had ruled out Trinity Financials Parcel 12 proposal.

No questions or comments were made by the public. Bill informed that CAC that a formal 30-day comment period for these submittals was required, and that it would begin today, May 18<sup>th</sup>. This should not be viewed as a substitute for the CAC process outlined in the Civic Vision. Any and all comments received by MassDOT would be shared with the CAC.

Jonathan indicated that each team would be given 5 minutes to address the CAC at the next working session, which would likely conclude this phase of the designation process. He would be following up with CAC members to schedule the meeting for sometime in June.

The meeting was adjourned at approximately 10:00 a.m.