

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 10, 2010

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Present
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
Vacancy	
Mayor's Selection	
Vacancy	
Neighborhood Representative	
M. Pat Tierney	
Greater Boston Real Estate Board	Present
Nelson Arroyo	
Mayor's Selection	Present
Jill Hatton	
Greater Boston Chamber of Commerce	Present
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 9:03 AM and opened the public hearing on Map Amendment Application No. 576 and a petition for approval of the Boston University Medical Center ("BUMC") Institutional Master Plan ("IMP") Amendment.

The following spoke in favor of the petition:

Rick Shaklik, BRA
Sonal Gandhi, Project Manager, BRA
Jim Greene, Rubin and Rudman
Richard Towle, Towle/Fallon Development
Gary Nixon

Mr. Shaklik presented the petition to the Commission and stated that this was a petition for a map amendment to add the designation IMP to the Boston University Medical Center property in Roxbury (815 Albany Street) and also to amend the BUMC IMP to allow for the construction of graduate housing on the proposed site. The petition was approved by the BRA Board on January 12, 2010. He introduced Sonal Gandhi.

Ms. Gandhi gave a brief overview of the BUMC campus and stated that there is a new ten year IMP under review by the City and would hopefully go before the Authority and the Commission sometime this year. She introduced Jim Greene.

Mr. Greene stated that the proposed project was approved by the BRA on January 12, 2010 and that it would have approximately 104 units of housing that could accommodate up to 208 graduate students. He introduced Richard Towle.

Mr. Towle gave a brief history on the site and previous Article 80 approvals given that were not associated with BUMC. He also showed the site and where the proposed building would be situated as well as conceptual outlines for future proposed projects that may be included in the new ten year IMP. He introduced Gary Nixon.

Mr. Nixon stated that the focus of the proposed project was the 1400 medical students in the area. This building would increase the on-campus housing of Boston University medical students from 10% to 30%. The building would replace a current surface parking lot, will create 250 construction jobs and would be at least LEED Silver.

Commissioner Fondren asked if the building took up the entire site.

Mr. Nixon stated that it did not. There may be future development on the site.

Mr. Towle stated that future development would allow to house additional graduate students, perhaps faculty, as well as ground floor retail and research and development office space.

Commissioner Clark asked if there was community involvement.

Mr. Towle stated that there was extensive community review and that there was overwhelming support for on campus housing.

Commissioner Arroyo asked which community would be affected most by the new housing.

Mr. Towle stated that most likely the South End and Lower Roxbury.

Commissioner Arroyo asked if there was any parking on site.

Mr. Towle stated that they discourage the students from driving, but there will be approximately 14 spaces for the retail component and the need for handicap parking.

Commissioner Clark asked how many permanent jobs would be created.

Mr. Nixon said very few, perhaps a handful. No permanent staff is required for this project.

There was no further discussion

Chairman Fondren declared the Petitioner's case closed at 9:35 AM.

There was no opposition.

Chairman Fondren declared the hearing closed at 9:35 AM and the matter was taken under advisement and would be taken at the Business Meeting immediately following the hearing.

BUSINESS MEETING

- 1. Commissioner Clark made a motion to approve Map Amendment Application No. 576 and the petition to approve the Boston University Medical Center Institutional Master Plan Amendment as submitted. Commissioner Arroyo seconded the motion.**

Chairman Fondren put the motion to vote:

Yeas: 7

Ms. Hatton, Ms. Brayton, Mr. Fondren, Mr. Clark, Mr. Arroyo, Ms. Tierney, Mr. Marr

Nays: 0

The motion was declared carried.

Chairman Fondren adjourned the meeting at 9:37 AM

Secretary