

03/11/2026 Zoning Commission

The meeting will begin soon!



Planning Department

CITY of **BOSTON**

Interpreters for Today's Meeting



- 1** Melisa Martin
Spanish Interpreter
- 2** Joan Siu
Cantonese Interpreter
- 3** Wei Li
Mandarin Interpreter

ONE BRIGHAM CIRCLE



JOBS

- Healthcare clinic office jobs become available with proposed PDA amendment
- Current business office use remains available
- Temporary construction jobs become available for potential future tenant fit out projects



COMMUNITY

- Attracts and retains healthcare professionals in the Mission Hill Neighborhood
- Additional clinic office use supports continued tenant occupancy at One Brigham Circle



SUSTAINABILITY

- No impact to existing exterior envelope; only interior tenant improvements are anticipated
- Shorter clinical commutes for Boston area residents vs. commutes to clinics in suburban areas

SITE CONTEXT



- **NEIGHBORHOOD**

- Surrounding Uses: Mixed Use / Commercial, Health Care, Residential
- Active commercial district adjacent to Longwood Medical Area

- **ZONING**

- Mission Hill Neighborhood Zoning District
- Community Commercial
- PDA No. 52

**1620 TREMONT STREET
MISSION HILL**

One Brigham Circle

Planning Department Public Meeting
February 12th, 2026



Agenda

- Introduction – Team
- Public Outreach
- Existing Site and Overview
- PDA Regulatory Control and Zoning
- Proposed Project Concepts
 - Site Access and Neighborhood Traffic
 - Level 2 & 3 Clinic Spaces
- Q&A



Introduction - Team



Kathleen Jerome
Assistant Vice President

Vishwa Shah
Asset Management Associate

Wesley Williams
Property Manager, Lincoln
Property Company



Joseph P. Hanley, Esq
Partner & Director

Nicholas J. Zozula,
Esq
Partner



HOWARD STEIN HUDSON

Thomas J. Tinlin
Principal

Ian McKinnon
Associate Principal

Liz Peart
Associate Principal

SHEPLEY
BULFINCH

Jason Costello
Principal

Eugene Calara
Architect

Public Outreach

- Met with MHNHS- 05/05, 06/02, & 09/22
- Met with City of Boston- 06/30 & 08/07
- Met with City Councilor Sharon Durkan- 09/11
- Met with CAMH- 10/15 & 11/19
 - Obtained Vote of Support at end of 11/19 meeting

Existing Site and Overview



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McDermott, Quilty,
Miller & Hanley LLP

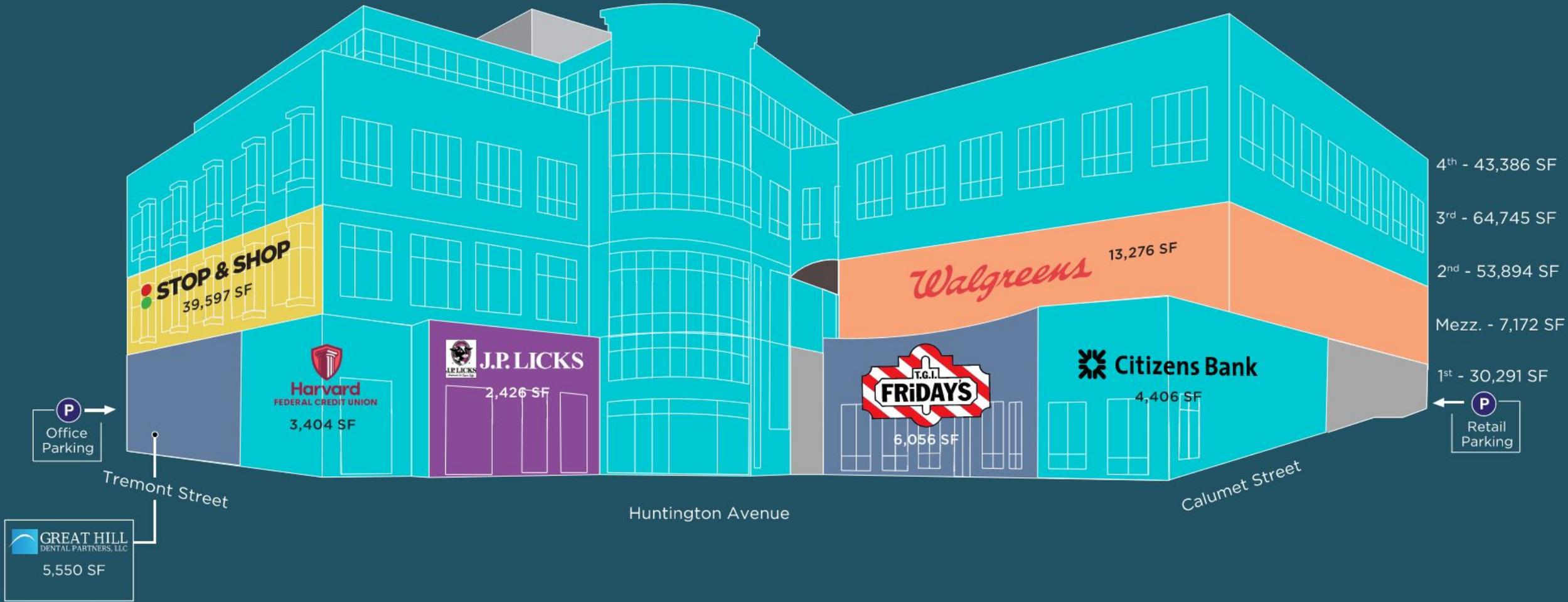


SHEPLEY
BULFINCH

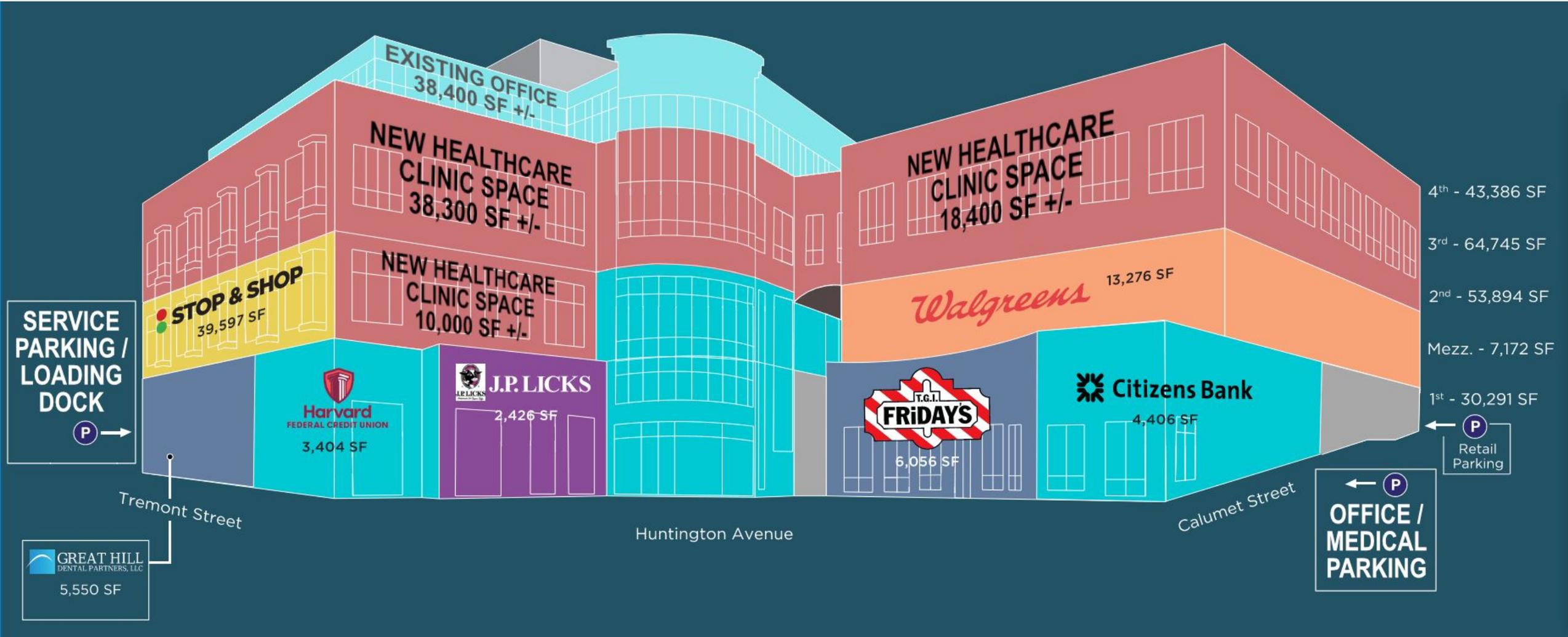


One Brigham Circle

BEFORE



AFTER



PDA Regulatory Control and Zoning



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Miller & Hanley LLP



AEW

SHEPLEY
BULFINCH

Planned Development Area (PDA) No. 52 – One Brigham Circle

- Originally Approved and Effective – June 27, 2001
- There have been no Amendments to said PDA No. 52 since approval
- Exhibit C of the Development Plan for PDA No. 52 provides the Allowed Uses for the PDA, including, but not limited to: General Office; Agency or Professional Office; “Dry” Research
- The potential PDA First Amendment would add a “Clinic” Use to Exhibit C – Allowed Uses of the PDA
- Clinic is proposed to be allowed within approximately 10,000 square feet on the second floor and 56,700 square feet on the third floor of the existing building, for a total of approximately 66,700 square feet
- 384 Total Parking Spaces (136 Surface Lot + 248 *Garaged Spaces*)
- There are no other changes to the PDA

Proposed Project Concepts

Site Access and Neighborhood Traffic



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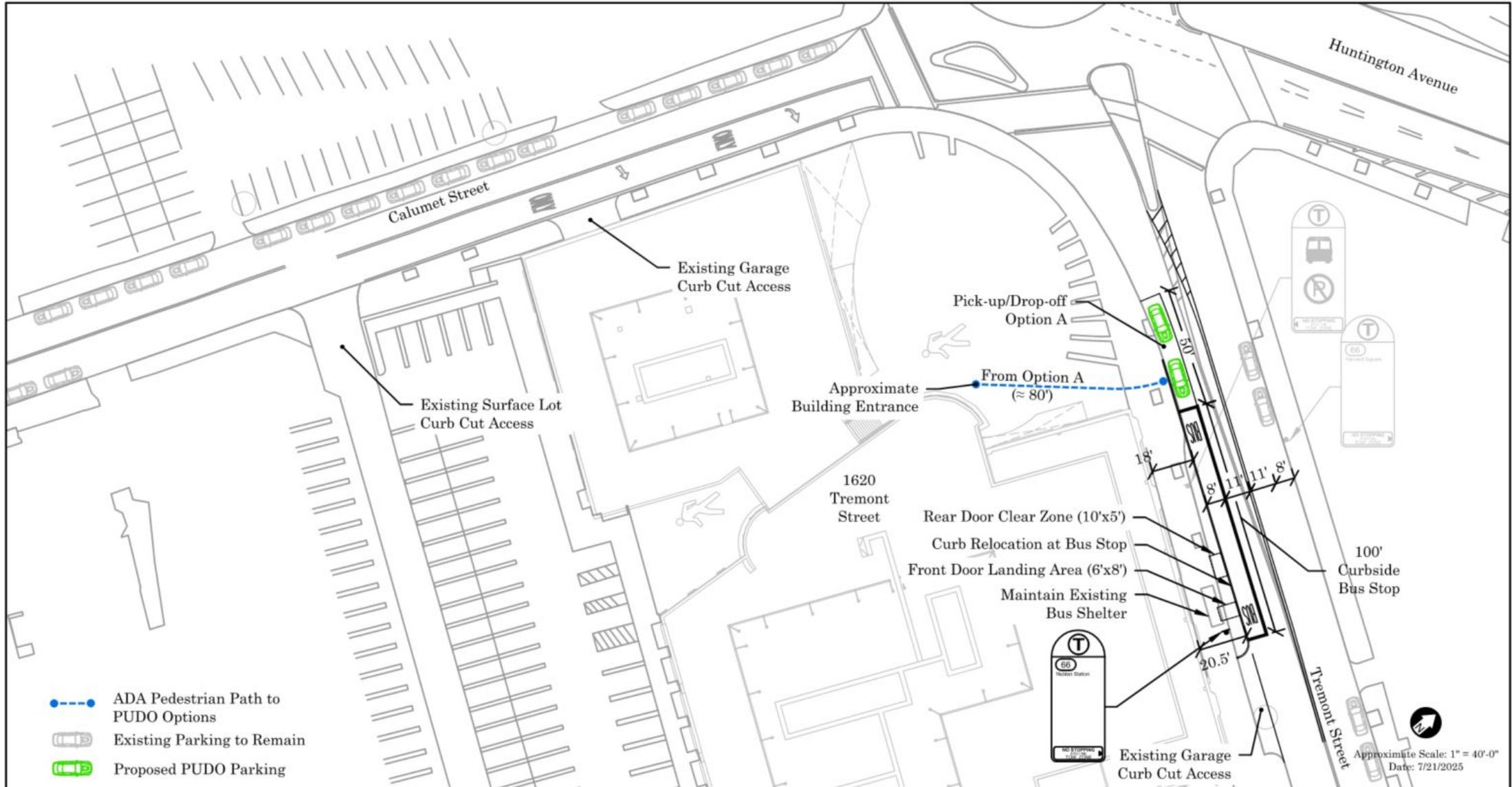


McDermott, Quilty,
Miller & Hanley LLP



SHEPLEY
BULFINCH

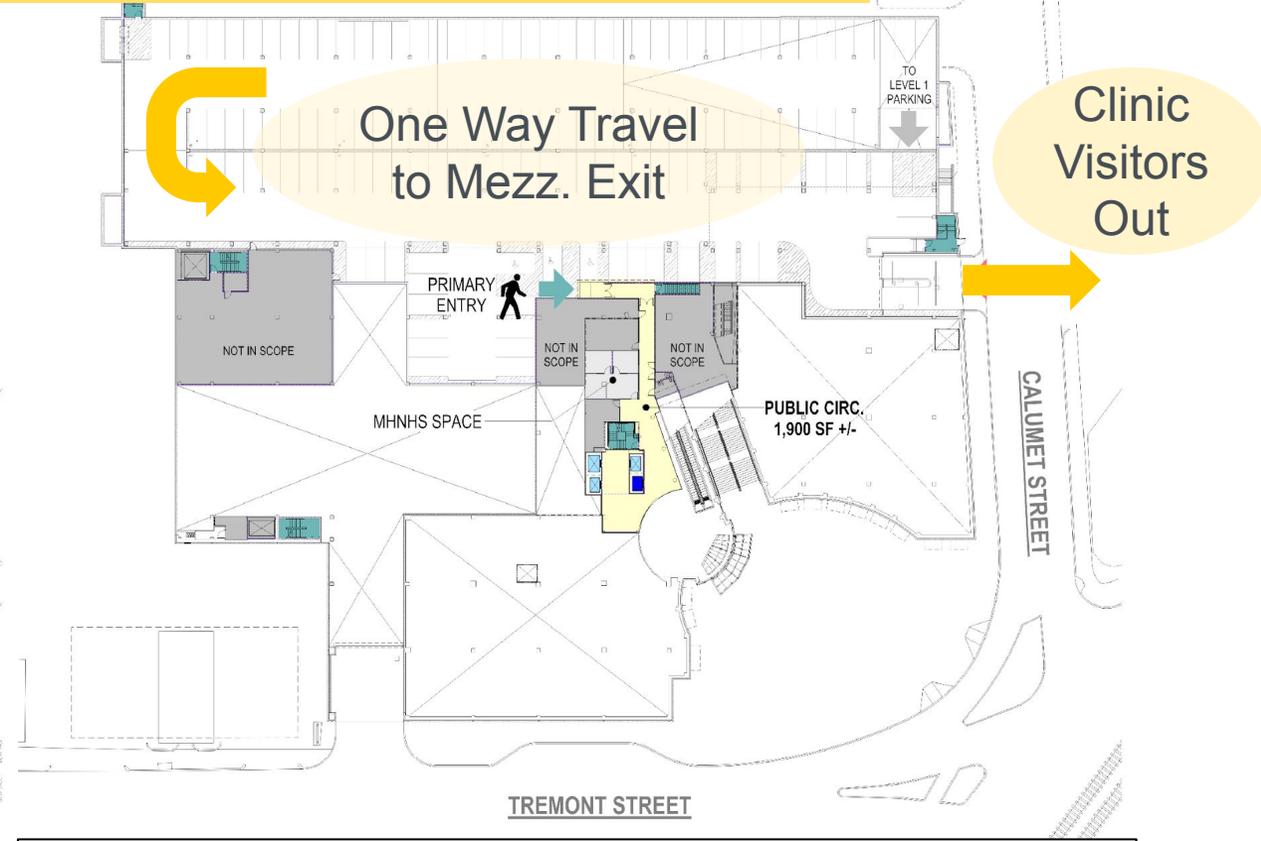
Pick up/Drop Off – One Brigham Circle



PROPOSED PARKING/SITE CONCEPT – Entrance on Tremont



1st FLOOR – 'CLINIC VISITOR' Parking



MEZZANINE – 'SIGNED TENANT' Parking

PROS

- Clinic Visitor Traffic minimized on Calumet Street Neighborhood area
- More Car Queue Space inside Tremont Street Entrance

CONS

- Requires Truck Delivery Schedule Management to reduce traffic

Proposed Project Concepts

Level 2 & 3 Clinic Spaces



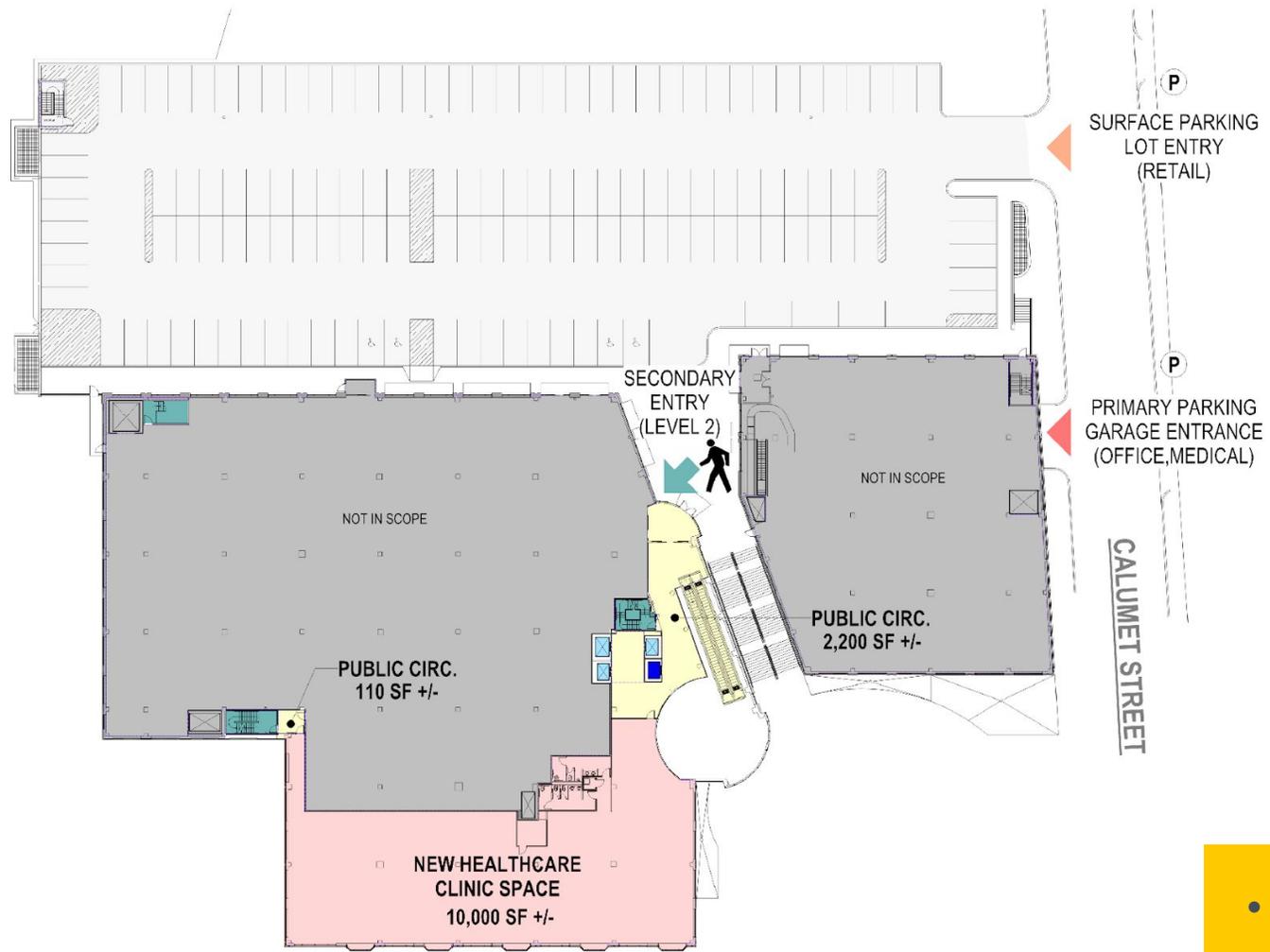
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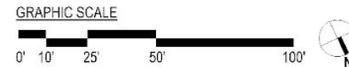


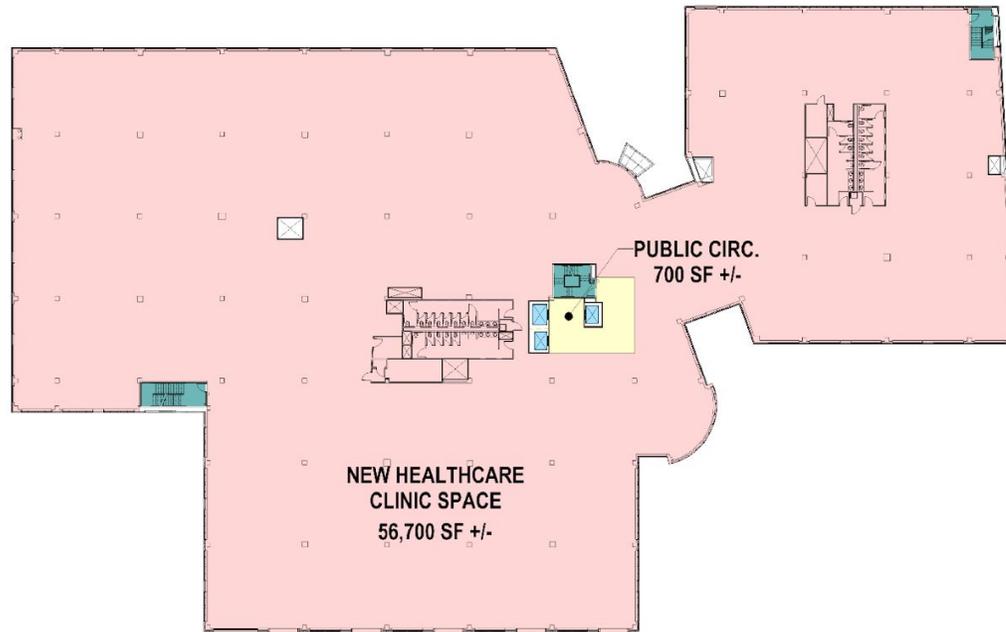
SHEPLEY
BULFINCH



- CONVERSION OF EXISTING OFFICE SPACE TO APPROX. 10,000 SF OF NEW HEALTHCARE CLINIC SPACE

PROPOSED CONCEPT – SECOND FLOOR PLAN





- CONVERSION OF EXISTING OFFICE SPACE TO APPROX. 56,700 SF OF NEW HEALTHCARE CLINIC SPACE

PROPOSED CONCEPT – THIRD FLOOR PLAN



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Wentworth IMP Amendment & Pike Residence Hall



HOUSING

- 972 new student beds on campus
- Transformational first year student experience



JOBS

- 800-900 temporary construction jobs
- 10-15 permanent jobs



COMMUNITY

- Improved pedestrian landscape
- More on-campus capacity
- Future academic presence on the Avenue of the Arts



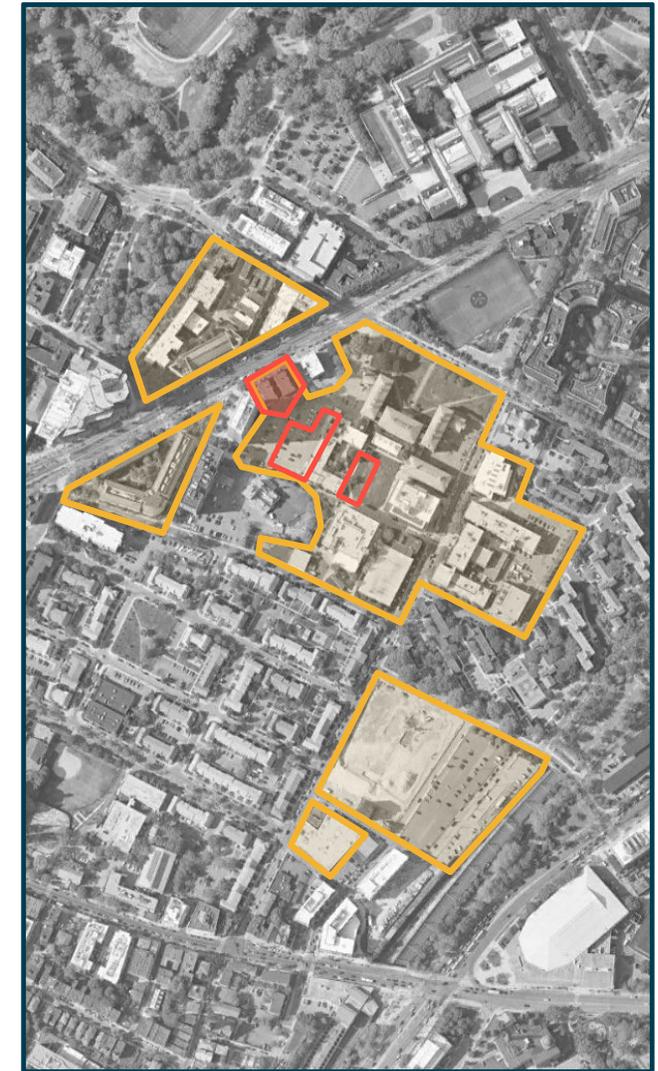
SUSTAINABILITY

- Passive House Design
- All-electric systems
- Solar ready roof
- Conversion of asphalt parking lot into new dormitory and landscape improvements

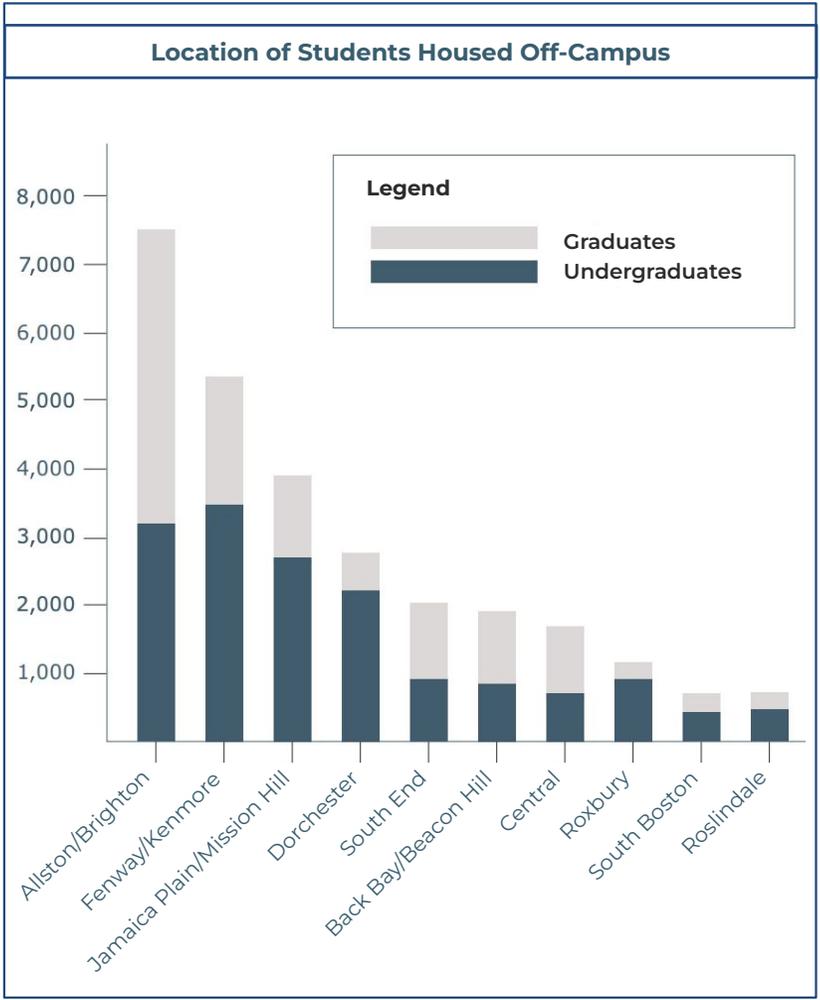
PROJECT ANALYSIS



	2024 APPROVED INSTITUTIONAL MASTER PLAN	IMP AMENDMENT + 80B
Changes to PIPs	1. Pike (West Lot) Residence Hall 126,000 SF Student Housing/Student Uses	1. Pike (West Lot) Residence Hall 202,000 SF Student Housing/Student Uses 972-bed Residence Hall
	2. Huntington Residence Hall (Student Life Podium and Residential Hall) 275,000 SF Student Housing/Dining/Student Uses/Retail	2. Huntington Academic Building 135,000 SF Academic Building Intended to replace two outdated residence halls (200 beds)
	3. West Quad Academic Building 140,000 SF Institutional Uses + Open Space	3. West Quad Residence Hall 80,000 SF Student Housing/Student Uses 300-bed Residence Hall
	4. Wentworth Hall Addition + “Front Door” 20,000 SF Institutional Uses/Event Space + Open Space	4. Wentworth Hall Addition + “Front Door” 20,000 SF Institutional Uses/Event Space + Open Space
	5. New Baker Hall Residence 155,000 SF Student Housing/Dining/Admin/Student Uses	5. New Baker Hall Residence 155,000 SF Student Housing/Dining/Admin/Student Uses
	6. Annex Complex Academic Quad 200,000 SF Institutional Uses	6. Annex Complex Academic Quad 200,000 SF Institutional Uses



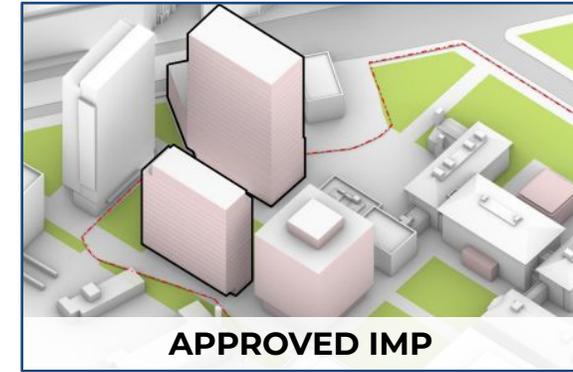
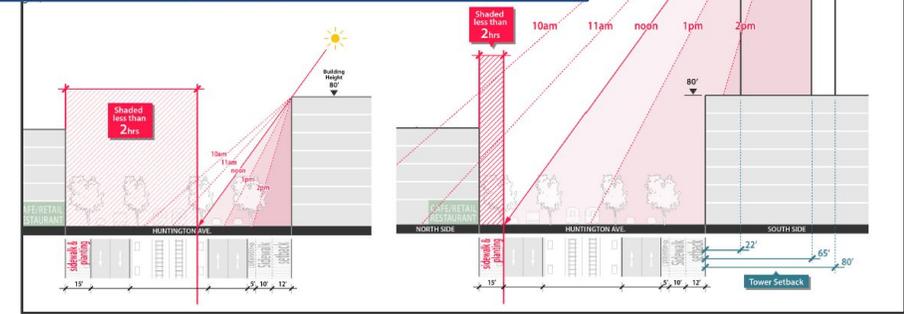
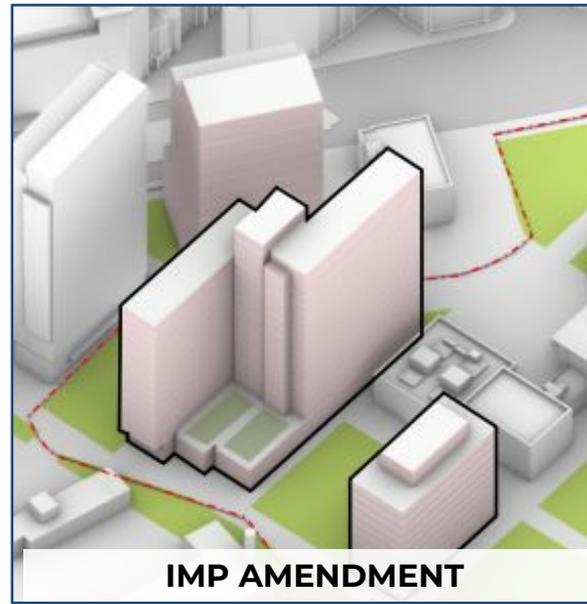
PLANNING CONTEXT



HOUSING A CHANGING CITY: BOSTON 2030 (2017)

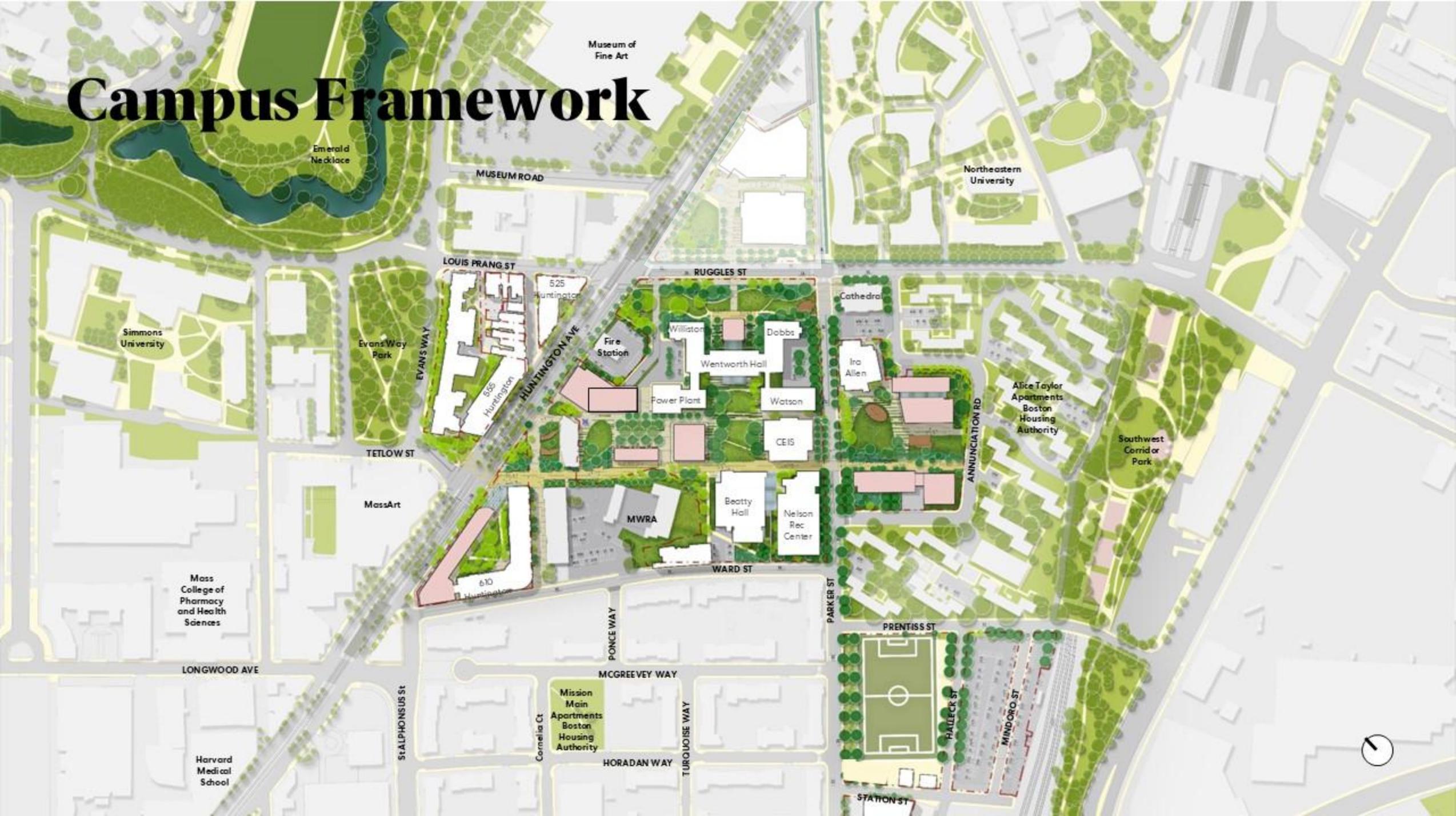


AVENUE OF THE ARTS DESIGN GUIDELINES (2015)



Institutional Master Plan Amendment

Campus Framework



Museum of Fine Art

Emerald Necklace

Northeastern University

Simmons University

Evans Way Park

TETLOW ST

MassArt

Mass College of Pharmacy and Health Sciences

LONGWOOD AVE

Harvard Medical School

LOUIS PRANG ST

525 Huntington

505 Huntington

610 Huntington

HUNTINGTON AVE

Fire Station

Williston

Dobbs

Wentworth Hall

Power Plant

Watson

CEIS

MWRA

Beatty Hall

Nelson Rec Center

WARD ST

PONCE WAY

MCGREEVEY WAY

HORADAN WAY

TURLOISE WAY

PARKER ST

PRENTISS ST

HALLECK ST

MINDORO ST

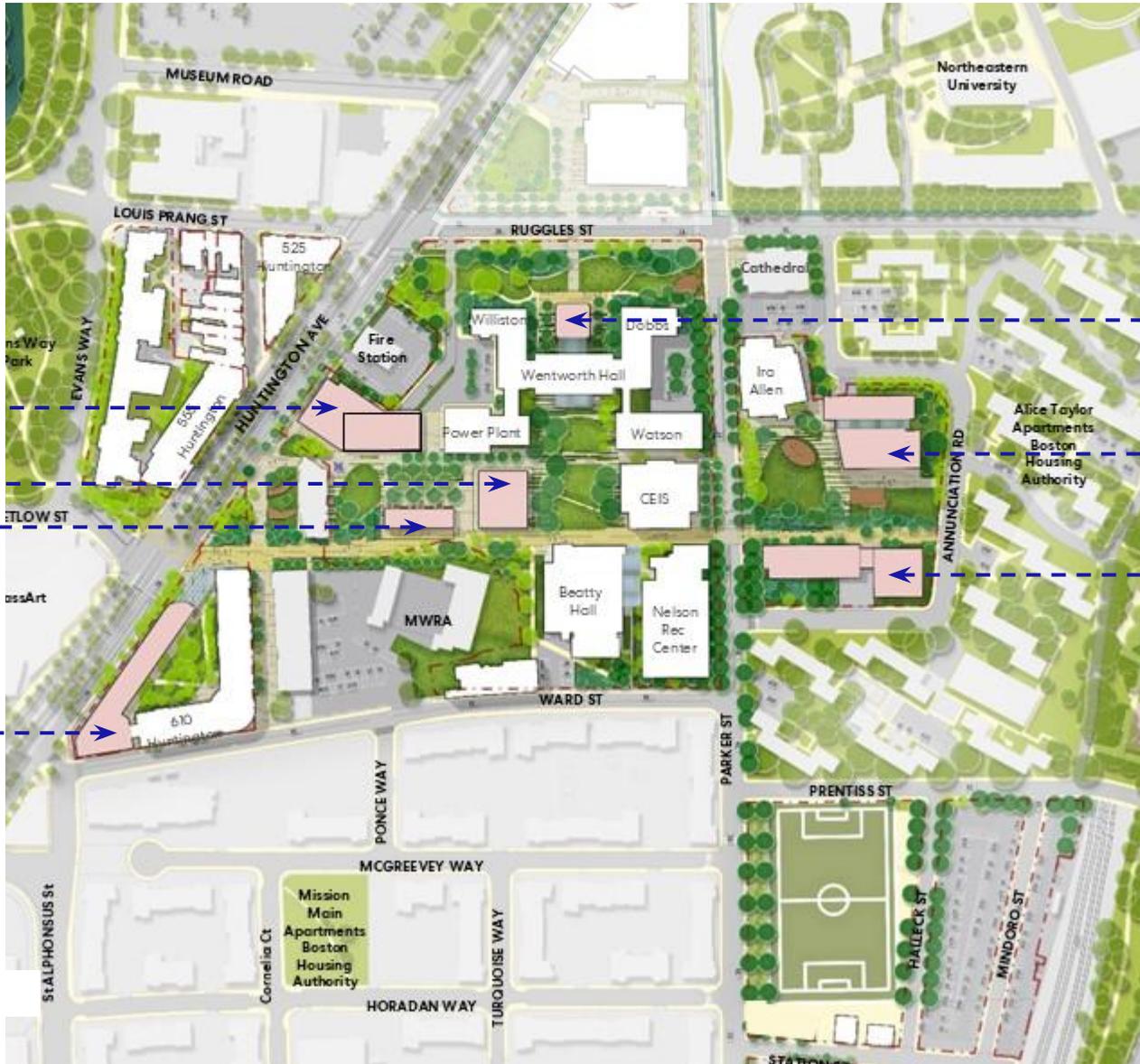
STATION ST

ANNUNCIATION RD

Alice Taylor Apartments
Boston Housing Authority

Southwest Corridor Park





Huntington Residence Hall

West Quad Academic Building

Pike Residence Hall

New Baker Residence Hall

Wentworth Hall Addition

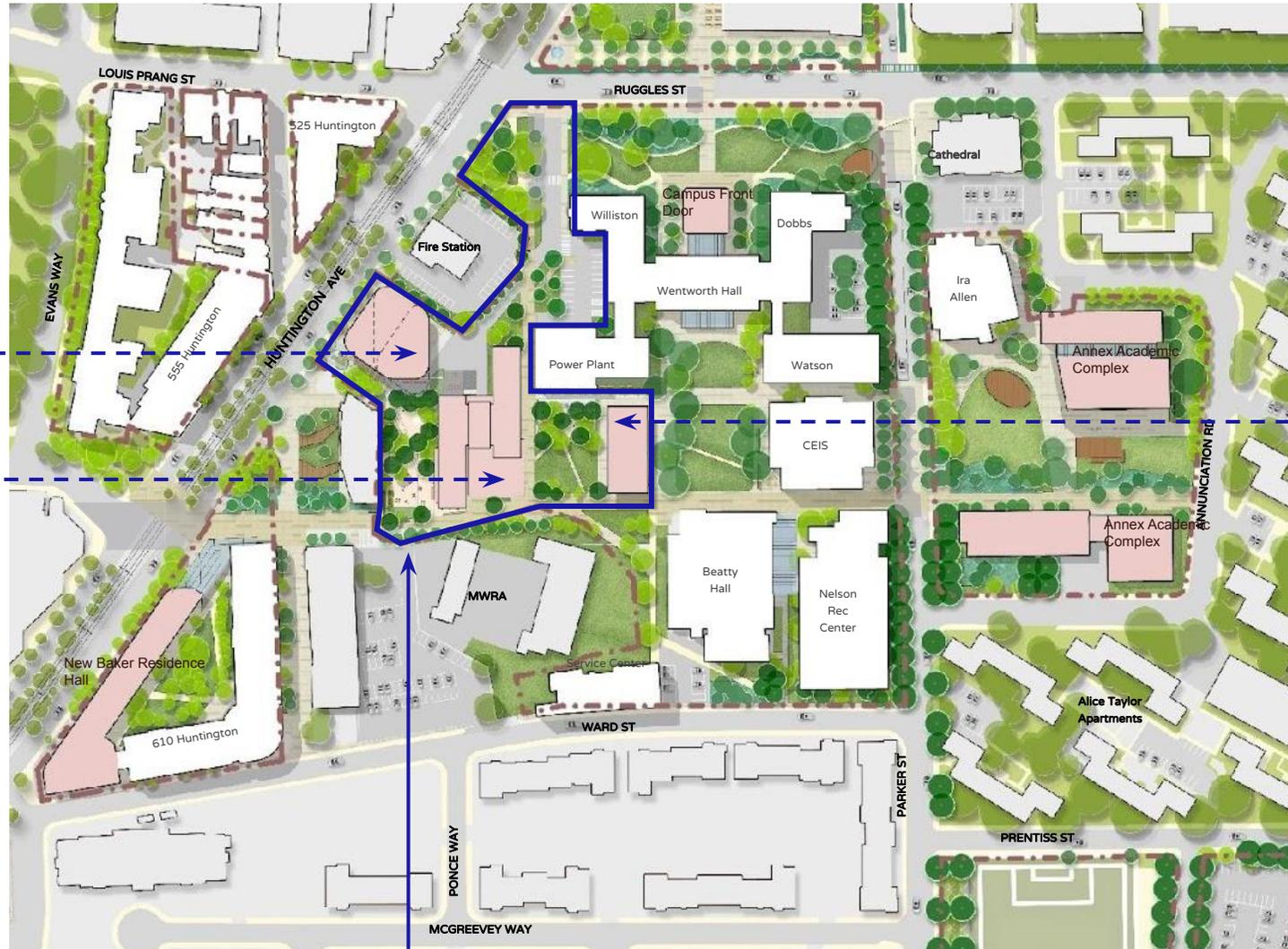
Annex Complex



Huntington Academic Building:
Presence on Avenue of the Arts

Pike Residence Hall:
Houses 972 First – Year Students

West Quad Residential Building



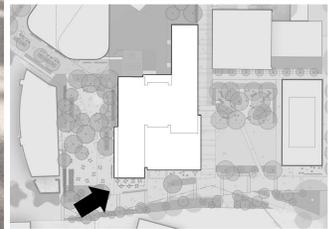
Amendment Area



ENTRY & COMMONS

DINING

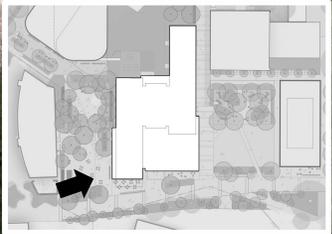
PEDESTRIAN PIKE

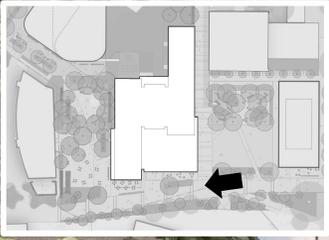


DINING

DINING ENTRY FROM TERRACE

SIMPLE, FLEXIBLE, UNIFIED SURFACE





RESIDENT ENTRY

STUDENT COMMONS & ADMISSIONS

PEDESTRIAN PIKE

SEATING ZONE

**MASSART
TREEHOUSE**

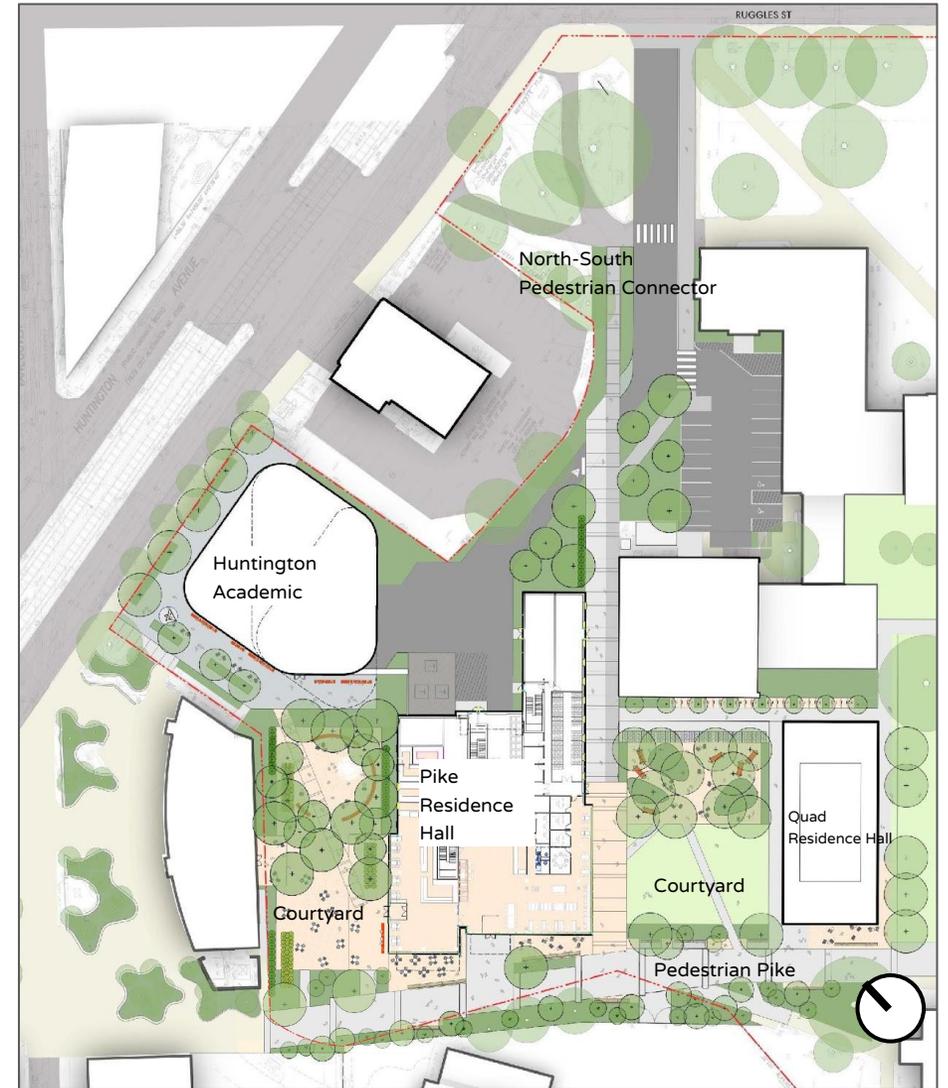
**RESIDENTIAL FLOOR
LOUNGES**

**STUDENT COMMONS
& ADMISSIONS**





Pedestrian Experience

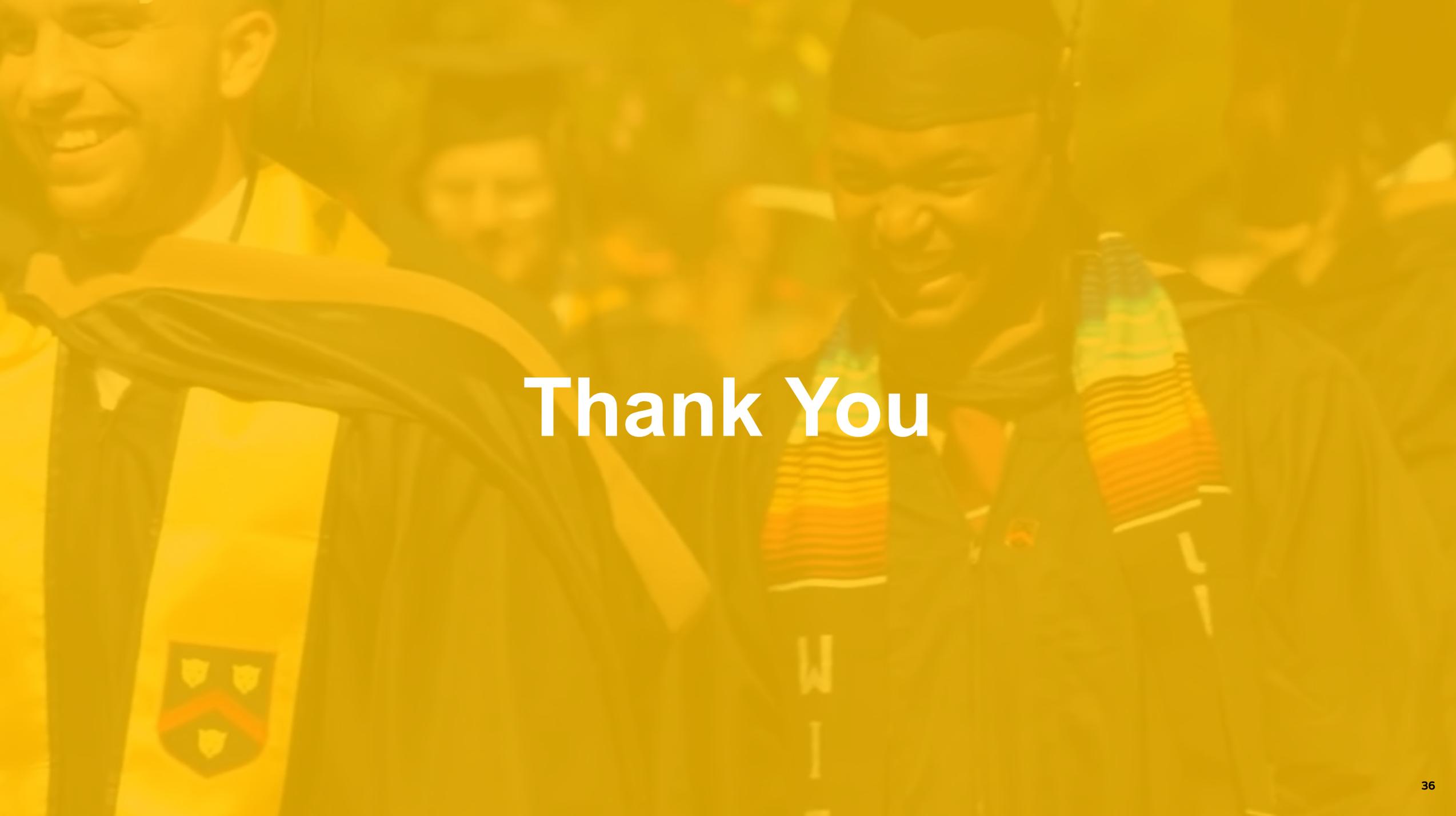


Programmatic Changes

- Academic Presence on Huntington
- Campus Dining
- Admissions Center
- Increased and improved pedestrian connections
- Reduction in GFA= -79,011
- Reduction in Parking = -181 spaces
- Reduction in impervious surface = -19%
- Increase in Beds = ±22
- No Change in Maximum Height

PIP	Existing Demolished (GSF) ¹	2024 IMP		IMP Amendment		Net-Change
		Projects (GSF) ¹	Net-Change (GSF / beds) ¹	Projects (GFA)	Net-Change (GFA / beds)	
Pike Residence Hall	0	126,000	+/- 126,000 / + 400 beds	202,000	+ 202,000 / +/- 972 beds	+76,000 / +/- 572 beds <i>Residential</i>
<i>Previously Approved</i> Huntington Residential Hall	(-60,300)	275,000	+ 214,700 / + 850 beds	-	-	(-214,700 / -850 beds) <i>Residential</i>
<i>Currently Proposed</i> Huntington Academic Building		-	-	135,000	+ 74,700	+74,700 <i>Academic</i>
<i>Previously Approved</i> West Quad Academic Building	(-20,311)	140,000	+ 119,689	-	-	(-119,689) <i>Academic</i>
<i>Currently Proposed</i> Quad Residence Hall		-	-	80,000	+ 59,689 / + 300 beds	+59,689 / +300 beds <i>Residential</i>
Wentworth Hall Pavilion	0	20,000	+ 20,000	20,000	+ 20,000	-
New Baker Residence Hall	(-48,626)	155,000	+ 106,374 / + 273 beds	155,000	+ 106,374 / + 273 beds	-
Annex Academic Complex	(- 177,915)	200,000	+ 22,085	200,000	+ 22,085	-
	(- 307,152)	916,000	+ 608,848 / + 1,523 beds	792,000	+ 484,848 / + 1,545 beds	(-79,011) / +/- 22 beds <i>Residential</i> (-44,989) <i>Academic</i>

¹ GSF represents Gross Square Feet used for the purpose of the 2024 IMP.



Thank You