



**MassDOT Turnpike Air Rights Parcels #12-15**  
**CAC Working Meeting #12**  
**Thursday, April 4, 2013, 6:00 p.m.**  
**Location: St. Cecilia's Parish Hall**

**CAC Attendees:**

Brandon Beatty, Back Bay Resident  
Fritz Casselman, Neighborhood Association of the Back Bay (NABB)  
Neil Conley, Ironworkers Local 7  
Valerie Hunt, Fenway Neighborhood Resident  
David Lapin, Community Music Center  
Meg Mainzer-Cohen, Back Bay Association  
Barbara Simons, Berklee Task Force  
Gil Strickler, St. Cecilia's Parish  
Steve Wolf, Fenway Community Development Corporation (FCDC)

**Ex-Officio Attendees:**

David Vanderwoude, Office of State Rep Byron Rushing  
Sarah Hinton, 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  
Jeffrey Simon, MassDOT  
Bill Tuttle, MassDOT

**Members of the Public:**

Mary Lou Boutwell, Resident of Back Bay  
Bob Case, First Fenway Co-op  
Dharmena Downey, FCDC  
Mark Fortune, Boston Building Trades  
Marie Fukuda, Fenway Civic Association (FCA)  
Mike Gery, Pilgrim Parking  
Matthew Hoffman, Auditorium Garage  
Christopher Janes, Resident of 360 Newbury  
George Kickham, Auditorium Garage  
Bernard Lidestri, Resident of 360 Newbury  
David Manfredi, Elkus-Manfredi Architects  
Steven Riggs, Berklee College of Music  
Jackie Rock, The Chiofaro Company  
Carol Sharp, Resident of 360 Newbury  
Donald Sheehan, IBEW 103

Peter Sougarides, Samuels & Associates  
Adam Weiner, Weiner Ventures

### **Meeting Summary**

On Thursday, April 4<sup>th</sup>, 2013, the twelfth 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 6:00 p.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 MassDOT staff explaining their decision regarding designations for Parcels 12, 13 and 15. CAC Co-Chairs Meg Mainzer-Cohen, Back Bay Association, and Fritz Casselman, Neighborhood Association of Back Bay, welcomed the CAC and thanked them for their hard work the previous year.

Jeffrey Simon, MassDOT, introduced himself as the new Assistant Director for Real Estate and Asset Development. He reviewed the rationale for evaluation and selection of the Weiner Ventures/Samuels & Associates team for Air Rights Parcels 12 and 15. He also stated that the Trinity Financial team was disqualified due to a late submission on the final addendum for Parcel 13. He apologized that this message had not been delivered to the community at an earlier time.

Bill Tuttle, MassDOT, added that they did not want to orphan Parcel 13 and announced that MassDOT would restart the planning process for the parcel in collaboration with the MBTA, BRA and CAC. A number of good questions around feasibility and design have been raised during the CAC process and MassDOT hoped to get a handle on those issues prior to re-issuing an RFP. MassDOT will be hiring Parsons Brinckerhoff, a private engineering and planning consulting firm, to assist with this work. Those findings would then be presented to the CAC as soon as they are available.

### **Parcel 13 Discussion**

- Steve Wolff, Fenway CDC, asked why such an analysis for Parcel 13 was not completed prior to the original RFP and asked for further clarity on the Trinity disqualification. Jeffrey Simon responded that the Trinity proposal was simply late, hence the disqualification. As for the engineering study, MassDOT was not satisfied with the low number of responses for the original RFP and views this feasibility analysis as an opportunity to improve the process. Ultimately, they would like to be able to provide everyone involved with more information regarding the complex parcel.
- Dharmena Downey, Fenway CDC, stated her support for the designation of the Weiner/Samuels team. She also offered that Trinity disputed the assertion that their proposal was late and noted that Trinity's proposal was favorably viewed by the community.
- Fritz Casselman wondered if there were other factors at play with the Parcel 13 decision. Jeffrey Simon replied that there were not and added that it was an error not to announce the decision sooner.
- Marie Fukuda, Fenway CDC, echoed Dharmena's point that Trinity had strong community support. She then asked if Trinity would be allowed to respond to the new RFP once it was released. Jeffrey Simon replied that MassDOT hoped Trinity would

participate in any further process and that the agency has worked successfully with Trinity on other projects.

### **Parcels 12 and 15 Discussion**

- Bill Tuttle stated that MassDOT hoped to ensure that the Prudential Financial parcel was part of any Parcel 15 development scenario. MassDOT will be encouraging the Weiner/Samuels team to partner with Prudential, although this is not something that MassDOT can legally require. He then walked through the steps of the MassDOT lease execution process.
- Jonathan Greeley then explained that the CAC's role would continue as the Weiner/Samuels team continued to refine their design and began the formal Article 80 process for development review.
- David Lapin, Community Music Center, asked if the processes for Parcels 12 and 15 would run concurrently. Bill Tuttle replied that while there would be two separate leases between MassDOT and Weiner/Samuels, the processes would otherwise run adjacent.
- Adam Weiner, Weiner Ventures/Samuels & Associates stated that his team was committed to completing development of both Parcels 12 and 15, with Parcel 15 hopefully proceeding first. The Prudential parcel is important, but the team does have the ability to move forward without it if an agreement cannot be reached. He looks forward to continued dialogue with the CAC throughout the future planning and permitting process. Adam also cautioned that development timelines are often varied and hard to predict, but the team is committed to getting this done.
- David Manfredi, Elkus Manfredi Architects, quickly ran through the proposed projects for Parcels 12 and 15 as well as some of the issues related to the Prudential parcel and the roadway network surrounding Parcels 14 and 15.
- Meg Mainzer-Cohen asked if the project's land use program would change if Weiner/Samuels were to secure the Prudential parcel. Adam Weiner replied that they would likely add an additional residential component if this were to be the case.
- Dharmena Downey reiterated that the Fenway CDC would like to see more affordable housing units in the Fenway.
- Gil Strickler, St. Cecilia's Parish, stated that the St. Cecilia's Church was concerned with any potential roadway changes and their impact. The Church looks forward to working with the development team to mitigate any issues.

Jonathan Greeley then closed the meeting, thanking everyone for their hard work. No date has been set for the next meeting. The meeting was adjourned at approximately 7:00 p.m.