

IMPORTANT PUBLIC MEETING ON TURNPIKE AIR RIGHTS

THURSDAY, DECEMBER 11, 2014

The Massachusetts Department of Transportation (MassDOT) will hold a public meeting of the Turnpike Air Rights Citizens Advisory Committee (CAC) at 6 p.m. on December 11, 2014 to discuss three proposals for Air Rights Parcel 13. The hearing will take place at Saint Cecilia's Parish Hall, 18 Belvidere Street (off Dalton Street).

NABB members are strongly encouraged to attend, as these proposals will have a profound effect on our neighborhood, and particularly to residents in the last block of Newbury Street. Illustrations from the proposals are included in this email.

Air Rights Parcel 13 is the northeast corner of Mass Avenue and Boylston Street, including the MBTA station. Three proposals have been made for the site, which were first presented at a public meeting on November 20. The MassDOT CAC is tasked with making a recommendation to the Department of Transportation, who will select one of the developers for the project.

NABB's Development and Transportation Committee (DTC) would like to see Parcel 13 filled in, but only if the project is otherwise acceptable. We have three criteria for evaluating the acceptability of these proposals:

1. No tower on the North Side of Boylston Street. Two of the proposals include towers of 240-260 feet, in an area within the Architectural District where the zoning is currently 120 feet.
 - a. This is the first proposal for a tower in the Architectural District since the area zoning was established in 1985, following a significant public process by the BRA. The Boylston Street Zoning Study concluded that 120 feet was the appropriate height for this area of Boylston Street. NABB supports the current zoning.
 - b. The proposal also directly contradicts the Civic Vision for Turnpike Development, which was adopted by the BRA in 2000. The Civic Vision clearly states that "only one taller building above 15 stories should be allowed on either Parcel 12 or 15 (both outside the Architectural District). No other buildings should exceed 14 stories." A taller building has already been conceptually approved for Parcel 15.
 - c. Either of the two tower proposals would cast significant shadow on our neighborhood.
 - d. If one of the two tower proposals is chosen, it could set a precedent for similar towers up and down the north side of Boylston Street.
2. No dorm use without a long-term contract with a dedicated educational institution. One proposal includes significant dormitory space. Should this proposal be chosen, the DTC feels that in order to provide the students with a safe, supervised living experience and spare the neighbors undue noise and disruption, it is critical that the developer agree to a contract with a single educational institution.

3. On site affordable housing.

- a. Our neighborhood has been described as a “golden ghetto” and, although this is good for the City’s tax rolls, it does not create a sustainable mixed neighborhood that welcomes families at all income levels. NABB has consistently asked that any affordable units required in new construction be built on site.

Illustrations from the three proposals are below. Full proposals are posted on the BRA’s website at: <http://www.bostonredevelopmentauthority.org/document-center?program=61&sortby=date&sortdirection=desc>

Trinity proposal



View looking west and north on Boylston – Fire Station on right

Trinity proposal



View looking south from Newbury Street

Peebles proposal



View looking west and north on Boylston – Fire Station on right

Peebles proposal



View looking south from Newbury Street

BRG proposal



View looking west and north on Boylston – Fire Station on right

BRG proposal



View looking south from Newbury Street

Contact for NABB’s Development and Transportation Committee - dtnabb@nabbonline.com