



Task Force Working Meeting #16
Thursday, July 30th, 2009
Location: Boston College High School,
150 Morrissey Boulevard, Dorchester, MA

Task Force Attendees:

Fr. George Carrigg, St. Christopher's Church
Bill Cotter, Columbia-Savin Hill Civic Association (CSHCA)
Dan Driscoll, Harbor Health Services
Annisssa Essaibi-George, McCormack Civic Association
John Lowe, McCormack Civic Association
Victoria Maguire, Graduate of UMass Boston
Paul Nutting, CSHCA
Orlando Perilla, Harbor Point Community Task Force
Mark Rooney, South Boston Neighborhood House
Don Walsh, CSHCA/Dorchester Bay Economic Development Corporation (DBEDC), Chair

Ex-Officio Attendees:

Massachusetts State Representative Martin Walsh
Mike Christopher, Office of Representative Walsh
Jane Lindsay, JFK Presidential Library & Museum
Brian Maher, Boston College High School
Meagan Maloy, Office of Senator Jack Hart
Michael Manning, Office of Councilor Maureen Feeney
Patricia McCormack, Commonwealth Museum & State Archives

City of Boston Attendees:

Casey Hines, Mayor's Office of Neighborhood Services
Becky Owens, Vanasse Hangen Brustlin, Inc.
Tad Read, BRA
Carole Schlessinger, Crosby, Schlessinger & Smallridge
Lauren Shurtleff, BRA
Skip Smallridge, Crosby, Schlessinger & Smallridge
Lauren Smyth, Mayor's Office of Neighborhood Services

Members of the Public:

Jim Caldwell, Sovereign Bank
Frank Chasen, Resident of Savin Hill
Greg Dicovitsky, Transit Realty Advisors
Valerie Harms, Resident of Harbor Point
Gail Hobin, UMass Boston
Marie Isenberg, CSHCA
Otile McManus, Corcoran Jennison
Julia O'Brien, Department of Conservation and Recreation
Suzanne LeBlanc, Sovereign Bank
Seth Riseman, Utile, Inc.
Michael Vaughan, Nauset Strategies

Meeting Summary

On Thursday, July 30th, 2009, the sixteenth meeting of the Columbia Point Master Plan Task Force was called to order at approximately 5:15 p.m. in the Loyola Function Room at Boston College High School by Don Walsh, CSHCA/DBEDC and Chair of the Task Force.

Tad Read, BRA Senior Planner, provided a recap of the last Task Force meeting, noting that tonight's meeting will serve to focus on the remaining chapters not covered at the last meeting, including: Housing; Sustainability; Utilities & Public Services; and Phasing & Implementation. Tad then gave a brief PowerPoint presentation (which can be found on the BRA's Columbia Point Master Plan website) with a specific focus on the chapters mentioned above.

Questions and comments about the Draft Master Plan followed and included:

- In response to a question from John Lowe, McCormack Civic Association, Tad explained that while many neighborhood master plans have kept to the 15% affordability requirement set out in the Inclusionary Development Program, in the Forest Hills Improvement Initiative, a higher level of affordability was recommended.
- Annissa Essaibi-George, McCormack Civic Association, asked if there are ways to encourage ownership housing. Tad responded that having this as an objective in the Housing Chapter of the Master Plan will send a strong message to potential developers.
- Dan Driscoll, Harbor Health Services, commented that he is glad to see that the affordable housing objectives of the Master Plan have increased, and added that he understands that not everyone supports this. Dan also indicated that he felt that the depth of affordability recommended by the Master Plan did not go far enough.
- Fr. George Carrigg, St. Christopher's Church, stated that Columbia Point's socioeconomic profile will change as a result of the Master Plan. Tad then reminded the Task Force that the existing affordable housing on Columbia Point at Harbor Point is deed-restricted for a long time (99 years, or through 2085), and added that any new development projects will be subject to the Inclusionary Development Program and Master Plan recommendations.
- Massachusetts State Representative Martin Walsh asked about the impact of increasing affordability levels on construction costs, and specifically asked if this would mean that developers would have to build higher. Tad agreed that developers would have to cover the cost and building higher is one way they could do that.
- Representative Walsh added that this has been a great process thus far, and expressed a desire to have the area's full potential realized.
- In response to a question from Victoria Maguire, Graduate of UMass Boston, Tad indicated that there is one Chapter 40R housing development in Boston at Olmstead Green near the Forest Hills Cemetery.
- Mark Rooney, South Boston Neighborhood House, suggested adding a provision to the Master Plan that recommends any monetary proceeds from Chapter 40R projects be directed to the Columbia Point neighborhood. A majority of Task Force members indicated their support for this recommendation.
- In response to a question from Jane Lindsay, JFK Presidential Library & Museum, Tad replied that Olmstead Green is a multi-phase project where only a small portion has been completed to date. Bill Cotter, CSHCA, noted that they have struggled to sell the market rate units thus far.
- Paul Nutting, CSHCA, noted that the Task Force has focused on family units, and asked that units for singles be included in the Master Plan if they are not already. Tad

responded that housing for single persons would be included in the objectives of the Housing Chapter.

- Mark Rooney asked if it is possible to have different affordability requirements depending on whether a developer chose to build the affordable units off-site or on-site. Tad stated that he would have to look into this.
- Paul Nutting asked if there are any provisions for greywater in the Master Plan. Becky Owens, BRA Consultant, responded that there are recommendations that include rainwater harvesting and reuse, but greywater is not specifically called out. (Subsequent research indicated that the Massachusetts Department of Environmental Protection strictly limits the use of greywater.)
- Paul Nutting suggested that the Master Plan recommend that the landscape buffer on the landward side of the Harborwalk by the Mother's Rest be widened to make it consistent with the landward landscape buffer around other portions of the Harborwalk on the Bayside Redevelopment property.

Public Comment:

- Suzanne LeBlanc, Sovereign Bank, asked which developers currently have active proposals for Columbia Point. Tad responded that the Bayside Redevelopment Project has been suspended and no other developers have submitted proposals, although Synergy has signaled an interest in developing its property in the near future

At the end of the Task Force's discussion, Tad announced that the fourth community meeting will be held on Saturday, September 26th at the Corcoran Mullins Jennison Community Building on Mt. Vernon Street, from 9 a.m. to 12 p.m.

The meeting was adjourned at approximately 7:30 p.m.