



**Task Force Working Meeting #3**  
**Thursday, March 27, 2008**  
**Location: Boston College High School,**  
**150 Morrissey Boulevard, Dorchester, MA**

**Task Force Attendees:**

Haval Abdulrahman, Harbor Point Community Task Force (HPCTF)  
Fr. George Carrigg, St. Christopher's Church  
Patrick Connolly, Boston Teacher's Union  
Bill Cotter, Columbia-Savin Hill Civic Association (CSHCA)  
Annissa Essaibi-George, McCormack Civic Association  
Matt Gordy, CSHCA  
Sherina Hendrix, Dorchester Bay Economic Development Corporation (DBEDC)  
John Lowe, McCormack Civic Association  
Victoria Maguire, Graduate of UMass Boston  
Paul Nutting, CSHCA  
Orlando Perilla, HPCTF  
Mark Rooney, South Boston Neighborhood House  
Joe Sammons, Geiger-Gibson Community Health Center  
Esther Santos, HPCTF  
Don Walsh, CSHCA/DBEDC, Chair

**Ex-Officio Attendees:**

Mike Christopher, Office of Representative Martin Walsh  
Justin Holmes, Office of City Council President Maureen Feeney  
Jane Lindsay, JFK Presidential Library & Museum  
Brian Maher, Boston College High School  
Meagan Maloy, Office of Senator Jack Hart  
Patricia McCormack, Commonwealth Museum & State Archives  
Drew O'Brien, Office of U.S. Senator John Kerry

**City of Boston Attendees:**

Jim Fitzgerald, BRA  
Tad Read, BRA  
Chris Riale, Crosby, Schlessinger & Smallridge  
Carole Schlessinger, Crosby, Schlessinger & Smallridge  
Lauren Shurtleff, BRA  
Lauren Smyth, Mayor's Office of Neighborhood Services

**Members of the Public:**

Gerald Autler, Resident of Dorchester  
Frank Baker, Resident of Dorchester  
James Baker, Resident of Dorchester  
Arthur Bernard, UMass Boston  
Rick Bryant, Tetra Tech Rizzo  
Mark Capulli, APM  
Joseph Corcoran, Corcoran Jennison Companies  
Greg Dicovitsky, Transit Realty Associates  
Jamie Fay, Fort Point Associates, Inc.

Eric Fellingner, Tetra Tech Rizzo  
David Greaney, Synergy  
Jim Gribaudo, Corcoran Jennison Companies  
Valerie Harms, Resident of Harbor Point  
Richard Heapes, Street-Works LLC  
Jeff Hennon, BAC Student  
Gail Hobin, UMass Boston  
Richard Jabba, Fort Point Associates, Inc.  
Otile McManus, Corcoran Jennison Companies  
Ellen O'Connor, UMass Boston  
Catherine O'Neill, Corcoran Jennison Companies  
Robert Sloane, WalkBoston  
Pete Stidman, Dorchester Reporter  
Philip Strazzula, Phillips Family Hospitality  
Louise Tardif, St. Christopher's Church  
Michael Vaughan, Nauset Strategies, Inc.  
Gary Walker, Local 103 IBEW  
Lucy Wildrick, Street-Works LLC

### **Meeting Summary**

On Thursday, March 27, 2008, the third meeting of the Columbia Point Master Plan Task Force was called to order at approximately 5:05 p.m. in the Loyola Function Room at Boston College High School by Tad Read, BRA Senior Planner. Tad indicated that tonight's meeting would offer the Task Force a chance to hear the prospective proposals on several major developments within the project area.

Before turning the meeting over to the first proponent, Tad took a moment to clarify the differences between the Master Plan process and the City of Boston's Article 80 process. Under Article 80, the Boston Zoning Code requires that the BRA review, through a public process, the design of real estate developments and their effect of the surrounding community and the City as a whole, and requires appropriate conditions for approval of such projects. The Master Planning process, such as that being undertaken on Columbia Point, does not focus on one specific site and instead encompasses a much broader planning area. The goal of the Master Plan is to develop a unified and comprehensive plan and vision for the future growth of Columbia Point. Each of the separate development proposals on Columbia Point will require development review under a separate Article 80 process.

Tad then introduced Joseph Corcoran of the Corcoran Jennison Companies. Joe greeted the Task Force and acknowledged that the Master Plan process represented a great opportunity for Columbia Point. He noted that while the Bayside Expo Center may look busy right now, only 12 scheduled shows remain. The Expo Center has failed to be profitable since 2004, and Corcoran Jennison is looking to turn this around. In 2006, brokers for "big box" retailers started asking about the Bayside site; Joe stressed that Corcoran Jennison is not interested in creating another South Bay at their site. Street-Works LLC was hired by Corcoran Jennison in 2006 to start developing a concept for the site that includes mixed-use development with a major retail anchor at its base. Starting in June of 2007, Corcoran Jennison began meeting with various community stakeholders to show their conceptual plans. Joe noted that Dorchester tends to get the same types of retail each time new space is identified, and stated that it is their goal to

create a place where members of the nearby community can come shop and eat, rather than having to travel to Milton or Marina Bay. He added that he understands that density and traffic are an issue for the site, which is why Corcoran Jennison hired Tetra Tech Rizzo to review the traffic conditions and come up with a plan.

Joe then introduced Richard Heapes of Street-Works LLC, a firm from White Plains, NY that specializes in creating urban, mixed-use, neighborhood spaces. In a PowerPoint presentation, Richard highlighted the key principles guiding the proposed development. These include enhancing access to the water (by the greater community as well as the future residents of the development), increasing the water's visibility from the site, creating new open space that is connected to what exists now, establishing a street pattern, strengthening the site's connection to the JFK/UMass T Station, adopting shared parking strategies, and activating the streetscape in a mixed-use pedestrian-friendly environment. More details about the proposed development are contained in the PowerPoint presentation available on the BRA's Columbia Point Master Plan website.

The following questions or comments were raised in response to Richard's presentation:

- Matt Gordy, CSHCA, asked for an explanation behind the rationale of the streets connecting the site to Harbor Point at an odd angle as shown in the plans. Richard responded that this is due to the existing geometry of the property line.
- Don Walsh, CSHCA/DBEDC and Chair of the Task Force, asked who the residential units will be marketed to. Richard replied that it is likely that empty nesters or first-time home buyers without children would find the place appealing. He added that this is not because the site will not be child-friendly, but due to the way the market tends to work. It has not yet been determined if the site will be marketed towards students.
- In response to a question from Father George Carrigg, St. Christopher's Church, Richard indicated that there will be an affordable housing component to the development as part of the City's inclusionary zoning policy. This could be located on- or off-site. Joe added that they anticipate there will be a mix of rental and ownership units.
- Victoria Maguire, Graduate of UMass Boston, asked for clarification on the heights of the buildings massed closest to the water. Richard responded that building heights will likely be higher closer to the water, and used Harbor Point's heights at between five and seven stories as a comparison.
- In response to a question from Annissa Essaibi-George, McCormack Civic Association, Richard indicated that the Boston Teacher's Union building will stay as is.
- Paul Nutting, CSHCA, asked about the project's timeframe. Joe stated that while they would like to start the process as soon as possible, they understand that the Task Force has important work to complete before they can move forward.
- Paul Nutting inquired as to whether there are any DCR requirements regarding the shoring up of the bulkheads along the waterfront to prevent erosion. Joe indicated that this is not a concern at this time.
- Joe Sammons, Geiger-Gibson Community Health Center, asked if there will be any medical space within the redeveloped site. Richard noted that professional medical space is certainly a possibility, along with a health club and/or wellness center.
- In response to a question from Haval Abdulrahman, HPCTF, Richard replied that while the program does not currently include space for public services, this could be modified in the future.

- Lauren Smyth, Mayor's Office of Neighborhood Services, suggested that Corcoran Jennison begin to take its proposed plan concept to neighborhood groups. Chair Walsh responded that the developer is free to do this, but that it makes more sense to wait until the Master Planning process has advanced further.
- In response to a question from Pete Stidman, Dorchester Reporter, Joe replied that they have not yet secured any retail tenants.
- In response to a question from James Baker, Resident of Dorchester, Joe stated that live-work space for artists and young professionals has yet to be considered.

Rick Bryant, Tetra Tech Rizzo, continued with a PowerPoint presentation on transportation and traffic, which is also available on the project website.

Questions and comments raised in response to Rick's presentation included:

- Chair Walsh commented that traffic resulting from the Kosciuszko Circle is one of the community's biggest concerns. Rick acknowledged this and noted that they are analyzing it carefully. Tad added that while reconfiguration of the circle will be studied, the fact that it is on the National Register of Historic Places will complicate things.
- In response to a question from Joe Sammons, Rick indicated that they have traffic data from summer, spring and fall.
- Joe Sammons asked if they are planning to reconstruct drainage systems and sidewalks. Rick responded that this will be addressed along the stretch of road from Mt. Vernon Street to the JFK/UMass T Station. He added that they are also looking at potentially signaling the intersection of Day Boulevard and their site.
- Orlando Perilla, HPCTF, commented that the intersections around the site can be very dangerous.
- Paul Nutting asked if new roadways and entrances to the site have been considered. Rick indicated that they have been looking at those internally but that they are limited to modifying the site itself since they do not control what is off-site. In a follow-up question, Paul asked if they have considered extending the overpass from the JFK/UMass T Station over Morrissey Boulevard to the site. Rick acknowledged that some variant of this could potentially work, but that it is not possible to create an overpass over Morrissey Boulevard.
- Frank Baker, Resident of Dorchester, asked if the first phase of the program's construction will address the problems with pedestrian movement. Rick agreed that this will be resolved to the extent possible.

Next, David Greaney of Synergy gave a brief overview of the site that they own, which includes the Shaw's Supermarket, the Greater Media building, a billboard, and a vacant parcel that lies between the JFK/UMass T Station and the supermarket parking lot. The site functions well now and Synergy does not yet have any plans for development. David added that he agrees with the necessity of the Master Plan and asked for feedback from the community in order to determine what their strategy should be. He added that in the long-term, Synergy does intend to improve the site.

In the ensuing discussion, the following questions or comments were raised:

- Paul Nutting asked about the leases with Shaw's Supermarket and Greater Media. David indicated that the Shaw's lease is for 11 years, with four 5-year options afterwards, and that the lease with Greater Media is for 5 years, with additional options. In response to a follow-up question from Paul, David replied that while Synergy currently plans to keep the site

configured as it is now, it is too early to say whether they will modify it before the current leases are up.

- In response to a question from Patricia McCormack, Commonwealth Museum and State Archives, David stated that Synergy does not intend to sell the site.

Ellen O'Connor of UMass Boston gave the final presentation of the evening, which is also up on the project website. The vision outlined in UMass Boston's Master Plan involves developing a strategic blueprint for the university, renewing the campus's physical environment, reorganizing campus space, constructing state-of-the-art facilities, and enhancing the ties with their surrounding neighbors.

Questions and comments raised in response to Ellen's presentation are summarized below:

- In response to a question from Paul Nutting, Ellen indicated that it is unlikely that the Harborwalk will be brought up to the grade of the access roadway.
- In response to a comment from Victoria Maguire regarding the placement of the parking structures at the entrance to the campus, Ellen replied that UMass Boston has alternate ideas in mind in terms of shielding the structure.
- Justin Holmes, Office of City Council President Maureen Feeney, inquired about the plans for the Calf Pasture Pumping Station, located at the terminus of Mt. Vernon Street. Ellen replied that the site is currently under lease through next year to the Boston Water and Sewer Commission. The Commonwealth is investigating ways to incorporate the building into UMass Boston's campus, but because of its significant environmental and structural problems, it will likely be very costly to do so. In the meantime, it is important to keep the building and its grounds safe and secure.
- Annissa Essaibi-George commented that she would like to see more of a connection to the nearby neighborhood, and that the proposed site plan still appears to be fortress-like, with few height variations. Ellen responded that this is not their intention and that this is likely a result of the rendering, which is only meant to convey building footprints.
- Matt Gordy asked if the school has any plans for preserving and enhancing the wild area between Harbor Point and the JFK Library and Museum. Ellen indicated that part of that property is owned by the JFK Library and Museum, but added that UMass Boston is concerned about erosion and does eventually wish to complete the Harborwalk in that area.
- Orlando Perilla noted that the proposed dorms adjacent to Harbor Point still seem to act as a barrier between Harbor Point and UMass Boston. Ellen replied that Chan Krieger Sieniewicz suggested that the dorm heights reflect the heights of Harbor Point. She added that they will work on the siting to make sure that the buildings blend in with the adjacent community.
- Sherina Hendrix asked if UMass Boston plans to invite the residents of Harbor Point onto the campus. Ellen responded that they want the campus to be open and inviting to all.
- In response to a question from John Lowe, McCormack Civic Association, Ellen emphasized that the building heights and designs reflected in the rendering are for siting purposes only. She added that UMass Boston hopes to build the new buildings in a similar style to the existing Campus Center.
- Patricia McCormack asked if the dormitory residents will be allowed to bring cars on campus. Ellen responded that this has yet to be determined but noted that it is a concern. She emphasized that the main goal of the Master Plan is to give everyone on campus more space.

- Matt Gordy suggested that UMass Boston strive for the use of inventive architecture in the final design of the new buildings on campus.
- Paul Nutting asked if Boston College High School had been given the opportunity to weigh in on the placement of the parking structure at the campus entrance. Brian Maher, BC High, responded that UMass Boston has reached out to BC High and noted that they are interested in working together in sharing athletic facilities, adding that there could be some potential changes to the layout of the areas along the field at some point.
- In response to a question from Otile McManus, Corcoran Jennison Companies, Ellen indicated that UMass Boston is committed to creating a more sustainable campus. She cited that the Campus Center, which was built in 2004, is a green building.
- Phil Strazzula, Phillips Family Hospitality, asked why the on-campus housing will be located on the corner of the campus rather than being spread out. Ellen indicated a desire on the part of UMass Boston to integrate the dormitories with the Harbor Point community.

At the conclusion of the question and comment period, Chair Walsh reiterated the importance of the Task Force sharing the details of tonight's meeting with their neighbors and community members.

Tad announced that the agenda for next week's meeting has been revised, noting that the MBTA will be present to provide an overview of the JFK/UMass Station air rights site. Greg Dicoivitsky, Transit Realty Associates, added that the bidding on the site has been indefinitely suspended. Tad also noted that Pamela McKinney, of Byrne McKinney Associates, will still be present next week to report on the real estate market conditions for the project area.

The next meeting is scheduled for **Thursday, April 3, 2008, from 5:00 p.m. to 7:00 p.m. at Boston College High School – Loyola Function Room, 150 Morrissey Boulevard, Dorchester, MA.**

The meeting was adjourned at approximately 7:20 p.m.