

**Air Rights Parcel 7 Public Meeting
One Kenmore
Boston Arts Academy
2.13.08**

One Kenmore Project Team: John Rosenthal (Meredith Management), Carlos Zapata (CZS), Ruth Bonsignore (VHB), Larry Cancro (Red Sox)
CAC Members Attending: Marc Laderman, Dianne Keliher, Janet Hurwitz, Bill Richardson, Meg Mainzer-Cohen
BRA Staff: Randi Lathrop, Jonathan Greeley, John Fitzgerald

The One Kenmore Project team began the meeting with a detailed presentation outlining their proposal for the Air Rights Parcel 7 development.

Questions/Comments from the Community

Elected Officials

1.) City Councilor Michael Ross spoke in favor of the project and looked forward to further dialogue with the community.

CAC Comments

2.) Marc Laderman (CAC) felt it was a strong TOD project and looked forward to more work on the project.

3.) Dianne Keliher (CAC) felt it was a strong program and agreed with both the height and environmental focus. She approved of the greenspace and mix of uses.

4.) Janet Hurwitz (CAC) felt that there was strong progress on the project, especially with the strong streetwall. It also reinforces pedestrian and transit connections. She urged the Red Sox to step up to create stronger pedestrian connections and looked forward to potential development of Air Rights Parcel 8 down the road.

5.) Bill Richardson (CAC) stated that he was very happy with the massing and design so far. He stated that both he and the community had some concerns regarding the garage and wanted more information. As a tax payer and MBTA customer, Yawkey Station is a white elephant. Overall, 780 spaces is too much and the garage will end up serving the LMA. Development can be good for the community, as evidenced by Trilogy. He wants to see what is new and what is replacement parking. Brookline Avenue is too busy already.

6.) Meg Mainzer-Cohen (CAC) stated that she had enjoyed the process so far and the developer has been very responsive to the community, the CAC and the BRA. There is more work to do and the key is getting the transportation aspects

to work. Public investment in transportation here is key. She looked forward to future designs of the building from the developer.

Public Comments

7) Sandra Lewis felt that turnpike air rights projects represent a threat to public safety in a post 9/11 world, especially near the number one tourist attraction in New England. Container traffic on the turnpike is unmonitored and recent snowstorms have shows our inability to evacuate the city. There also has not been sufficient inspection of bridges and tunnels. Gas shut-offs are paved over. The cartoon scare displayed our need for an emergency notification program for Boston residents, including emergency sirens and HAZMAT crews. The CAC needs to realize they are responsible for this project.

8) David Epstein (MASCO) felt the project had a very interesting design and would bring a vitality to the neighborhood. He had questions about the shuttle bus routes and wanted to ensure that there were multiple access points to Yawkey Station, each with escalators, stairs and elevators.

9) Jack Caldwell spoke as a representative of Senator Tollman's Office and was excited about the project and looked forward to continue working with John Rosenthal.

10) Meghan Bartley spoke on behalf of Rep Moran's office and indicated that both Rep Moran and Rep Walz had hoped to attend the meeting, but both were still in session at the State House. Rep Moran is currently in support of the project and feel free to send any comments you have to his office. We have heard from the community regarding traffic and parking concerns. We support the green space on the project, as well as the community space.

11) Ed Burke felt the project reminded him of a large garage along Route 128. Kenmore Square needs short term parking. We also need the Red Sox to change their modal split. The replacement parking conversation is a shell game.

12) Lauren Dewey Platt was very supportive of the project. The parking here is excessive and Zipcar seems like a mere afterthought. The community space needs to be sizeable and useable. Given the proximity to the LMA, there needs to be more childcare option. We are looking forward to more details on the project.

13) Shirley Kressel felt that the parking issue had been well covered by previous speakers. Shared-use really means 24/7 parking. This is the wrong place for a garage. The tower is on the deck, increasing building cost. Is it too tall? The PDA calls for 135 feet, so this is too tall. She also asked for more details on the park and its interface with the bus area on Brookline. Why not replace the garage with more housing and lower the tower. How public is the garage? She asked for more details. Alternate designs should be examined.