

# Minutes

## Boylston Street Corridor Study Committee

January 13, 2022 12:00PM

Held remotely via Zoom

*Committee members (in attendance noted by Y/N):*

John VanScoyoc, Chair	Y	Wendy Friedman	Y	Tom Nally	Y
Rachna Balakrishna	Y	Joe Gaudino	Y	Carlos Ridruejo	N
Deborah Brown	Y	Wendy Machmuller	Y	Mark Zarrillo	Y

*Staff & consultants present:* Kara Brewton, Sophie Robison, Zeina Talje

*Meeting materials included:* agenda; presentation by Consultant on “Boylston and Madris Sites Preliminary Feasibility”, presentation by Mark Zarillo

*Guests included:* Fred Perry, Brian Kane, Paul Saner, Katha Seidman, Jennifer Dopazo Gilbert, Perry Grossman, Carla Benka, Victor Sheen, Jonathan Klein, Anne Meyers, Marilyn Newman, Arran French, David Spanos

Kara Brewton opened the meeting, noting that it was being held remotely on the Zoom platform due to COVID, and after checking that all participants’ audio/video were working well, and Kara announced that the meeting was being recorded.

### **Minutes**

The Committee voted to approve the minutes by roll call vote:

- 11/8: RB, DB, WF, JG, WM, TN, MZ, JVS
- 12/6: RB, DB, JG, WF, WM, TN, MZ, JVS

### **Review of Committee Work to Date**

Kara reviewed the Committee’s work to date. Some of the sites to be examined today for financial feasibility include: Madris Site, Boylston Place, Valvoline/Dunkin’ Donuts, Tire Muffler, and a few others added by the Committee back in October 2021. Today, we’ll look at the Audi and Valvoline site. We will also look at the Madris Site.

### **Financial Feasibility Analysis**

Zeina Talje, from Z Capital Investments, shared her work on the financial feasibility of various development scenarios. Regarding the Audi + UHaul sites, Zeina looked at low rise redevelopment (3-5 stories). Using the as-of-right FAR as compared to various potential FARs, Zeina examined whether redevelopment was financially feasible (including parking cost considerations). Zeina and Kara reviewed the considered variables.

### **Comments from the Committee**

The Committee asked questions about the parking needs for this area and their impacts on costs, especially with regards to downward trends for parking needs. Several Committee members noted the site’s proximity to the Longwood Medical Study as well as considerations given that

we are planning for five to ten years from now (as opposed to today's development constraints). Other questions were related to the apartment/condo balance, viability of commercial development, transportation and street design constraints, public realm design opportunities to shape financial viability, type of sites redevelopments, etc.

Zeina then reviewed the Madris Site Parcels and what could create a viable development. Zeina notes that a 12 to 13 story building with rental apartments, 3.6 FAR, 15% affordable, and no parking for residents, and 30 parking spaces for commercial would be financially viable. There were several notes Zeina raised about where these numbers came from and what happens to viability as you move each marker.

### **Comments from the Committee**

There was discussion of why there is nearby development around four stories, but Zeina's analysis doesn't show this to be viable for the sites in consideration. Some Committee members felt that development less than 12-13 stories could be financially viable, and so maybe we need to consider other variables. Kara recommended that a Committee member or Subcommittee, etc., consider this.

### **Impacts of Zoning Overlay**

Mark considered what would happen at the north end of the Street (White Place) and what a zoning overlay district could impact in this area. Mark considered the implications of various "exclusionary" versus "inclusionary" zoning policies. Mark showed how a sky plane would work to help manage view windows and shadow impacts, and how the Town's bylaws would allow the Committee to propose an overlay district.

Next meeting will be on 1/24 at 10am, and then on 1/31 at 12pm.

\*\*Meeting adjourned at approximately 1:10 pm.