



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, November 14, 2012

MEMBERS PRESENT: Chairman William Geary, William Adams,
Coleman Barry, James Fay, Richard Meade

MEMBERS ABSENT: None

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Mary A. Smith, RLA, Principal Planner
Robert Stevens, Urban Renewal Planner
Christine Chaudhary, Planning Board Recording Secretary

Meeting called to order and attendance roll call taken at 7:00 p.m. by Chairman William Geary.

7:03 P.M. VOTE TO ACCEPT OCTOBER 17, 2012, PLANNING BOARD MINUTES

MOTION: by Member Barry to accept the October 17, 2012, Planning Board meeting minutes

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES

PUBLIC HEARING:

7:05 PM Public Hearing, 1400-1466 Hancock Street, Quincy Center Urban Revitalization District, Certificate of Consistency, Case No. 2012CoC-01

Planning Board Chairman William Geary read into the record: In accordance with the provisions of the Quincy Center District Urban Revitalization and Development Plan – An Urban Renewal Plan for the Quincy Center Urban Revitalization District – dated May 7, 2007, as amended (the “URDP”), the Quincy Planning Board will hold a public hearing on Wednesday, November 14, 2012 at 7:05 P.M. at in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, on the application (the “Application”) of Hancock Adams Associates, 1400 Hancock Street, Suite 900, Quincy, MA 02169 and legal owner of the land, HAA Property, 1400 LLC, c/o The Beal Company, 177 Milk Street, Boston, MA 02109, for a Certification of Consistency pursuant to Section 12.02(3) Section 2 of the URDP. The Application is for a proposed mixed-use project consisting of a 5-story retail/residential building, a 15-story retail/residential building, a parking garage and related improvements, to be located at 1400-1466 Hancock Street within the Quincy Center Urban Revitalization District, as shown on Assessors Map 1140 Parcel 3. The Planning Board shall issue a Certification of Consistency upon finding that the proposed project is consistent with the goals, objectives and requirements as set forth in the URDP.

Dennis E. Harrington, Director of Planning and Urban Redevelopment, welcomed the full audience in the room. Director Harrington stated that this Beals/Street-Works proposal for "Merchants Row", a portion of Block 4, is the first major project under the Downtown Revitalization Plan. For the record and the audiences' benefit, Director Harrington explained what the Certificate of Consistency is. After long negotiation with Street-Works, Director Harrington stated that about 55 acres of Downtown were designated as Urban Redevelopment Districts. Under specialized Zoning, development in these districts calls for a Certificate of Consistency--not a Special Permit--in order to ensure development is consistent with the "Quincy Vision Plan." The Quincy Vision was developed with citizen input through citizen meetings--citizen charrettes, where many aspects of the Vision were discussed and developed, such as density, downtown housing, high-rise buildings, the Adams Green park, etc. The Director stated that the test is to determine if Merchants Row is consistent with the Quincy Vision Plan. This is the question, and this is why we are here tonight, he said. Wessling Architects was selected through an RFQ process as the City's peer reviewer on this project. Architect Robert Cala, Wessling Architects, will speak tonight, and Architect Steve Wessling was in the audience, the Director pointed out. Also, Tighe and Bond, out of New Hampshire, was selected as peer reviewer, particularly for their structural expertise. The Merchants Row parking garage will be substantially revised based upon borings that were taken. There will not be a report on the foundation or garage until the Planning Board meets next. There is a report from Wessling Architects, and Mr. Cala will present tonight, stated the Director. Again, the Director stressed that the question tonight is to determine if the proposal is consistent with the Quincy Vision Plan.

Planning Board Chairman William Geary carefully explained what a peer reviewer is. The Chairman stated that the City hires its own experts who perform independent review, at the expense of the developer, to advise the City. The peer reviewer works for the Planning Department.

The Director introduced Mr. Robert Cala, Wessling Architects, lead architect and project manager for the City's peer review of the project. Mr. Cala described the peer review team, listing the companies involved and their review expertise: Tighe & Bond, structural re: parking garage design; SLB Group, LLC, re: civil engineering; Hammer & Walsh Design, Inc., re: landscape architecture; David M. Bird re: structural engineering; Avid Engineers re: mechanical, electrical, plumbing and fire protection; Fennick McCredie Architecture re: historic consulting; Woodard & Curran re: Civil Engineering--basic utilities around and throughout the site; Halvorson Design Partnership, who were involved in the master planning of Downtown.

7:16 PM Mr. Cala explained the strategy used for the in-depth peer review, which centers around the Certificate of Consistency requirements including each of the 27 points listed in its "Article 2: Plan Contents Checklist" section that need to be addressed. The Applicant responded with about 150 design drawings with commentary. The team cross checked this information, by discipline, against the 27 points in the Checklist for compliance with the Certificate of Consistency requirements. There were a series of meetings with Jay Duca, Quincy Director of Inspectional Services, Quincy Fire Chief Joseph Barron, Planning

Department staff. Then the team began to formulate their response, and came up with their Preliminary Peer Review Report (Wessling Architects, 11/7/12). In a general sense, Mr. Cala stated, many of the 27 Checklist items were in compliance, though a number were not. A conditioned response was prepared for each of the items. The next peer review and peer review report will be completed by the end of November, Mr. Cala stated. He added that they had a recent meeting with the Quincy Fire Department where fire protection system issues were raised and solutions discussed. Chairman Geary stated the Members of the Board have reviewed the 11/7/12 preliminary peer review report.

Planning Director Harrington gave brief introductory remarks, stating that the Merchants Row presentation would be given by the principals of Street-Works, leading with Mr. Richard Heapes. The Director noted that Street-Works' Richard Heapes, Ken Narva, Lucy Wildrick and Steve Chrusciel were present. Director Harrington stated that there will be an additional follow-up hearing and an additional peer review report issued by Wessling Architects--to include new garage structure.

7:24 PM Mr. Richard Heapes, cofounding partner of Street-Works, presented key concepts of the proposed development using PowerPoint slides. Block 4, "Merchants Row", is the block where 1400 Hancock Street (the "Granite Trust Building") is located. This block will be developed concurrently with the Adams Green Park project. Mr. Heapes stated that the development of Block 4 has been very collaborative--always keeping the context of the total Downtown development in mind. This Block 4, he said, will manifest the standard ("paint the picture") for the new Quincy Center as a whole, incorporating many elements that will also be represented in the many blocks of the larger development—similar materials, sidewalk types, new street type, etc.

Mr. Heapes displayed an overhead view of the Block, pointing out the existing Granite Trust Building (1400 Hancock Street), the proposed high-rise Kilroy Building which will be located in what is now the Bank of America parking lot, and the Granite Trust Loft Building which will be along the Hancock Street side of the block, as well as pointing out other buildings that will stay. He said that the sidewalk and streetscape will be re-done around the whole block with new materials, and there would be a "via" through the block for pedestrian access. Mr. Heapes explained the underground parking lot, which will be entered into via Cottage Street and will have 186 parking spaces. (There are 5,000 parking spaces planned as part of the Street-Works overall development.) Mr. Heapes explained the public elevators and the residents' elevator within the underground lot allowing access to the stores and public spaces as well as access to the Kilroy Building for residents. He explained the building lobbies/locations including the larger residential lobby that looks out to the public space. Mr. Heapes touched upon other building and development features, including pointing out loading docks, Chestnut Street new retail locations, other retail locations including cafes, the increase of store frontage by about 50 percent on the Hancock Street side of the block, public art very preliminary ideas. He went on to explain and displayed renderings to illustrate the scale of the buildings, both existing and proposed, including the "step up" in heights up to the tallest at 15 floors. Mr. Heapes pointed out the locations and types of the rental loft units throughout the development--studios, and one and two bedroom lofts in the Granite Trust Lofts Building

and the Kilroy Building. In response to Member Meade's question, Mr. Heapes stated there would be 306 rental units, "lofts".

7:45 PM Mr. Heapes spoke about some of the materials being used, including materials for the widened sidewalks (some 20'), retail store fronts, facades, and stated that the materials are coordinated with the Adams Green Park design. He stated that parking would not be allowed on Chestnut Street, and explained that trees would be added and the sidewalks widened so that Chestnut Street would fit in with the future Downtown, and Cottage Street would also be enhanced. Mr. Heapes explained the courtyard and other elements such as other green spaces, and planters. All in all, he said, there are about 170 pages of plans.

Chairman William Geary addressed the audience, reiterating the purpose of the Public Hearing: Is the proposal before the Board consistent with the Quincy Vision Plan? The Chairman stated that the Hearing would not conclude tonight, that the preliminary peer review report with comments has been received, and the Applicant has pledged to bring outstanding issues into compliance with the overall Vision. The Chairman stated that the public has a number of ways to comment: submit in writing via City Planning Department Director email or letter, testify or ask questions, or state your position in favor or opposition, or sign a form in favor or opposition.

8:02 PM Chairman Geary called for anyone who wished to speak or would like to pose questions.

Mr. Edward Percy, Miller Studio Photography, 17 Foster Street, Quincy, MA, stated that he has had a business in Quincy for over 50 years. He stated he is not against this proposal, but is very concerned about traffic/parking problems. There must be sufficient parking and widening of the streets, and new businesses must be found.

Mr. Steve Caruso, a business owner at 1359 Hancock Street, Quincy, asked how the construction would impact traffic and for how long, and how would the Adams Green project impact traffic. Planning Director Harrington stated that there will be a significant change in traffic, though no changes are planned for the "College Bookstore Building." Six million dollars worth of construction will begin spring of 2013 for the Adams Green project and will take about two years to complete. Also, \$120 million construction will begin across the street—Block 4, Merchants Row. New customers for businesses in the area will be construction workers and then new residents as residential buildings are completed.

Mr. Paul DeBarros, Manager, Rent-A-Center, 1568 Hancock Street, Quincy, stated that Rent-A-Center is looking at a 5-7 year extension of their lease and interior improvements. His concern is the safety of pedestrians, especially during construction. He stated that the municipal parking lot seems to have been overlooked. He stated that three tractor trailers came to the front of the building for deliveries as the access to the municipal lots does not fit the large trucks. Trucks need to be able to go to the back of the building for deliveries and need wider access in order to enter the municipal lot. This will prevent offloading of deliveries over the sidewalks on Hancock Street, increasing pedestrian safety.

8:16 PM Chairman Geary asked for those who wished to speak in favor of the project.

Mr. Dean Rizzo, President of the Quincy Chamber of Commerce, and representing the Quincy Chamber of Commerce--both the Board of Directors and their 500 plus membership--expressed overwhelming, enthusiastic support for this project and the \$1.6 Billion Downtown development. Mr. Rizzo went on to say that the Quincy Chamber of Commerce, including Quincy 2000, has been a strong advocate and proponent working on and involved with the planning of the Downtown with the City and Street-Works. He stated that the Quincy Chamber of Commerce is located right in the Granite Trust Building. Mr. Rizzo urged the Planning Board to approve as expediently as possible.

8:20 PM

Chairman Geary asked again for anyone who wished to speak in favor of the project. None. Chairman Geary asked if anyone wished to speak in opposition to the project. None.

The Chairman informed those present that they could sign a form, if they wished, in order to support the project or in order to express opposition to the project.

The Chairman stated that this Public Hearing will be continued, and that the Board has reviewed the Preliminary Peer Review Report (Wessling Architects, 11/7/12).

8:24 PM

Planning Director Harrington stated that the Department's two-page staff recommendation report (11/13/12) was distributed to the Board, containing key issues that need further explanation or revised plans. The report will be distributed to Street-Works for their response, and recommendations will be finalized within a 60 to 90 day period. The next Planning Board meeting regarding Merchants Row will be December 5, 2012. Revised plans will need to be filed with the Planning Department by 11/27/12. Director Harrington requested that the Planning Board adopt the staff recommendations (11/13/12).

8:30 PM

MOTION: by Member Fay to continue the Public Hearing in accordance with the recommendations within the Planning Department Report memo dated November 13, 2012, from Planning Director Dennis E. Harrington, and listed below:

As stated in the Preliminary Peer Review report dated November 7, 2012, Certificate of Consistency (CoC) checklist items 1, 2, 4, 6, 8, 9, 12, 14, 18, 20, 22, 23, 24, 25 and 26 are "in compliance" with qualifying comments.

My initial staff review finds that checklist items 3, 5, 7, 10, 11, 13, 15, 16, 17, 19, 21 and 27 are currently "not in compliance".

Items of significant concern are as follows:

CoC Checklist Item 5: Front, Side and Rear Elevations and Sections

1. Required wind studies were not submitted.
2. Building massing does not follow Quincy Center District Design Guidelines.

CoC Checklist Item 13: Historic Structures

1. Proposal does not meet the intent of the Quincy Center Design Guidelines and/or the Vision, Framework and Strategy Report.

CoC Checklist Item 16: Location and Adequacy of Existing and Proposed Public or Private Utilities

1. Submission does not verify condition of utilities. Applicant must provide a Conditions Survey or an Engineering Report indicating the design basis for utility system sizing.

2. Removal of a number of existing above ground utility poles and relocation of those areal utilities to underground services would benefit both the developer and the URDP District. Developer shall describe how they will address and coordinate the Block 4 connections to current above ground utility poles to future change-over to underground lines.

CoC Checklist Item 17: Engineering Plans and Profiles of Public Utilities

1. Further information is required for all utilities to illustrate coordination with the Adams Green.

2. Quincy Fire Department requires specific design and scheduling information for the City wide Fire Alarm main line that runs below the Cottage Avenue/Hancock Street sidewalk. Line must be maintained in operation during construction.

CoC Checklist Item 19: Demolition and Construction Procedures

1. Revised foundation and garage design drawings with complete construction documents are required.

2. Garage operations and management information will be required.

Additional areas of concern:

1. Quincy Fire Department requires fire apparatus access along Kilroy Way and the Courtyard Area. It is noted that the clear width of Kilroy Way is shown as 12'-0" which does not accommodate apparatus with outriggers.

2. Further information is required for protection of existing adjacent properties during construction and how existing public and private utilities will be maintained.

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES

BUSINESS MEETING:

None.

8:35 PM

MOTION: by Member Fay to adjourn

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES