

Offered by Councilor Althea Garrison



CITY OF BOSTON IN CITY COUNCIL

RESOLUTION THAT THE RENOVATION OF THE HISTORIC ALEXANDRA HOTEL FOLLOW THE ZONING CODE AS TO THE HEIGHT OF THE BUILDING AND THAT THIS HISTORICAL SITE BE PRESERVED AND PROTECTED UNDER THE GUIDELINES OF THE SOUTH END/ROXBURY LANDMARKS DISTRICT

WHEREAS, Developers assert that the structural integrity is such that the building is in danger of collapsing, the pictures of the inside conditions do not validate any claim of deterioration to the structure and in fact there has been a ground floor commercial occupant for many years up to and including this year which suggests that the City believes the building is safe; and

WHEREAS, The proposal suggests that the exterior will provide a complimentary design to the Victorian townhouses in the South End, so would a cement batching facility, given the lack of any definition of the word “complimentary.” In the case of the Hotel, standard roof tops in the Chester Square area are approximately 50-55 feet above grade while the proposal under review tops out at 155 feet. As a “gateway” to the core of the South End, the proposed addition is a poor representation of the Victorian nature of the neighborhood and its heights is found nowhere else in the surrounding area; and

WHEREAS, The “Expanded Project Notification Form” states that there will be no on-site parking, there is also no description of the site constraints and the proximity to public transportation is not relevant to the arrival of guests. The valet parking to garages and/or parking lots several blocks away is not a sufficient answer to the reasonable concern that guests may well seek neighboring residential streets to park their cars for a several day visit at no cost, and there is no provision for enhanced enforcement of illegal parking; and

WHEREAS, Sunlight is a sought after commodity in urban areas, especially in the winter months, the shadow projects concern themselves entirely with the impact on public streets, sidewalks and bus stops and the report does not address which houses will lose sunlight through front or rear windows or rooftops because of the immense height of the building; and *NOW*

THEREFORE, BE IT ORDERED:

In relation to the historic Alexandra Hotel the City Council advises the BPDA that the Zoning Code, which was carefully crafted with years of public input, be respected as to the height of the building. Be it further resolved that the Alexandra Hotel renovation be assumed under the guidelines and governance of the by-laws that direct the South End/Roxbury Landmarks District.

Filed in Council: March 11, 2019