



WHARF DISTRICT
COUNCIL
B O S T O N

FEBRUARY 4, 2020 (5-7 PM) Wharf District Council Meeting

30-36 BATTERYMARCH STREET PROJECT – GREG KLEINN, GM FOR SONDER

Greg Kleinn, GM for Sonder accompanied by Matt Eckels representing Drago + Toscano LLP appeared before the WDC, issuing a proposal to change the occupancy from 26 residential units to 26 executive suites in keeping with the City's short term rental ordinance. Complete interior renovations will be taking place, including upgrading unit 5A to ADA compliance (e.g handrails, oven knobs). Kleinn and Eckels emphasized that there will be no displacement of current occupants. No date has been set to appear before the Zoning Board of Appeals, but a WDC letter of support was requested.

55 INDIA STREET – CURTIS KEMENY, BOSTON RESIDENTIAL GROUP

Curtis Kemeny, representing the Boston Residential Group, appeared before the WDC to discuss a proposed project taking place at 55 India Street. The \$75 million project would consist of approximately 67,000 sf (square feet), 12-story mixed-use building with approximately 29 residential units (reduced from the 43 requested in 2014 as Kemeny acknowledged market changes) and 4,000 square feet of ground-floor commercial space. All units will be 3 bedroom, 3 bathroom with balconies and outdoor space. The affordable program is also being adjusted to accommodate 5 artist live-work spaces. Kemeny envisions a restaurant occupying the retail space. Boston Residential Group is in the process of working with The Greenway Conservancy.

The WDC has requested an update on construction progress to monitor neighborhood impact. A Public Meeting is set for February 5th at City Hall from 6-8PM.

MBTA AQUARIUM STATION FLOOD PROTECTION PROJECT – JOSEPH GUYDER, PROJECT MANAGER

MBTA Project Manager Joseph Guyder presented a Climate Ready Boston Project designed to improve the resilience of MBTA Aquarium Station and Blue Line Tunnels vulnerable to flood intrusion. Among the improvements discussed were new floodproof egress structures to be placed under the pavilion on Long Wharf, deployable flood barriers at station entrances, reconstruction of sidewalks and the installation of a potentially art-decorated flood barrier storage container located at the southwest headhouse of the Blue Line.

The MBTA has appeared before the Boston Improvement Commission and is meeting with the Boston Conservation Commission on February 5th. WDC members urged being kept informed on the process and for the MBTA to pay particular attention to construction impacts on the Custom House and Harborside Inn as well as the specificity of elevation landings. The project is set to start in March and completion is estimated at 4-5 months.

THE PINNACLE AT CENTRAL WHARF – ROB CARIDAD & STEVE MITCHELL, CHIOFARO COMPANY

- Rob Caridad and Steve Mitchell, representing The Chiofaro Company, presented the latest details on The Pinnacle at Central Wharf
- Attendees did ask a few questions, including "How do you expect construction to take place beginning in Q4 of 2021 with an anticipated timeline of 3 years when there's ongoing litigation? Caridad responded, "We strongly believe common ground outweighs divergences."
- Due to traffic/parking concerns with respect to the project, WDC President Marc Margulies announced that a WDC meeting specific to this subject is currently being planned.

UPDATES LANGHAM HOTEL, 250 FRANKLIN ST – RENOVATE AND REFURBISH THE EXISTING HOTEL STRUCTURE.

Kelly Roche reported to the WDC that the Langham Hotel is currently in the process of renovating and refurbishing the existing structure. Project completion is tentatively set for Summer 2020, with plans for a full facade upgrade, the removal of the iconic red awnings, and ADA access made available on Pearl St. The Bond Lounge will also be offering all day and night dining. A Public Meeting is set for February 10th at 250 Franklin St from 6-8PM.

STATE STREET RENOVATIONS – MAJOR IMPROVEMENTS ON STATE ST, FROM SURFACE ROAD TO CONGRESS ST.

State Street Renovations were not covered at this month's meeting, but there will be an AG (Advisory Group) meeting to discuss project status on Thursday, February 6th 2020 at City Hall.

BPD POLICE UPDATE – BPD SERGEANT STEVEN MOY

- BPD Sergeant Steven Moy, in attendance on behalf of Captain Fong, provided a police report at the February meeting.
- In the last 6 weeks there has been an aggravated assault, assault by means of a dangerous weapon, breaking and entering (larceny), breaking and entering (bank) and a public disturbance in the Broad and State Street areas.
- The BPD are making efforts in the form of increased patrols and surveillance in order to secure the neighborhood.

The next Wharf District Council will be held Tuesday March 17 from 5PM-7PM