



**WHARF DISTRICT
COUNCIL**
B O S T O N

MARCH 21, 2017

Wharf District Council Meeting

IN ATTENDANCE

Marc Margulies, WDC President	Bill Bailey, Karen Marcarelli & Bob Paone, Folio	Grafton Springer, Marriott Custom House
Susanne Lavoie, Exec. Director	Judy Ehrlich, Greenway Place	Eric Kraus, NEAq
Chris Fincham, Treasurer	Leah Bishop, Harborside Inn	John Larivee, Rowes Wharf Residences
Rick Dimino & Tom Nally, A Better City	Lee Kozol, Harbor Towers I	Captain Ken Fong, Detectives James Chin & Chuck Wilson & Officer Teddy Boyle, BPD
Matthew Murphy, Boston Harbor Cruises	Heidi Wolf & Ray Green, Intercontinental Residences	Maria Lanza, Neighborhood Services
Jamie Campos, Boston Harbor Hotel		Patrick Lyons, Rep Michlewitz Legislative Aid

BOSTON POLICE DEPARTMENT, DISTRICT A-1 MONTHLY UPDATE – CAPTAIN KENNETH FONG

In March, crime rates were up due to an increase in car break-ins and continued incidents relating to bar patrons. Break-ins include: Outside door inadvertently left unlocked in an underground garage, resulting in 50 cars broken into and ransacked with articles and money stolen. Outdoor street incidents – 2 fights from Howl at the Moon, 2 St Patrick's Day fights, panhandler in Christopher Columbus Park at 1:30 AM fought with police, a disorderly patron in one of the hotels.

Update on police and security for Sail Boston on June 17. This is a high security event, on the security level of the Super Bowl. There will be check points and some road closures. People are encouraged to take public transportation. More information and details will be made public as we get closer to the Sail Boston dates.

People should not hesitate to call 911 on incidents regarding aggressive panhandling, bad behavior such as aggressive skate, homeless sleeping in inappropriate places or bar patron incidents such as noise, drunkenness/outside drinking and fights or aggressive behavior.

CENTRAL STREET BLOCK PARTY – PAUL WILSON & VINNY POLCARI FROM THE GLYNN GROUP

The Glynn Hospitality Group will hold their annual charity block party on June 15 from 5 PM to 11PM on Central Street next to their restaurants – Central Wharf and The Granary Tavern. As in past years, Central Street between India Street and Atlantic Avenue will be closed from noon to midnight. The charity, The Great American Foundation, receives 100% of the ticket sales. The event is sponsored by Budweiser.

The venue will be enclosed with access at the India St. end of Central St, where an entrance fee will be collected. There will be a stage with live music and a DJ, with music stopping at 10 PM. No food will be served. There will be in-house security as well as a BPD detail. Portable toilets will be installed by the entrance and additional in-house security be placed in this area to minimize the negative impact on the Custom House property as patrons exit the event. The event's target market is young professions. They estimate that there will be up to 800 people.

The Wharf District Council voted to support the Glynn Hospitality Group with the understanding that measures will be taken to control noise and rowdiness as this section of Central Street includes two hotels (The Marriott Custom House and the Harborside Inn), as well as the Greenway Place.

BPDA PROJECT REVIEW & ARTICLE 80 OVERVIEW – IAN URQUHART, ATTORNEY, PRINCE LOBEL

The BPDA Large Project Review is a required, comprehensive public review at the design stage of new development in order to evaluate the project's impacts and determine appropriate mitigation measures. What falls under the Large Project Review? It is generally for projects containing 50,000 or more square feet. There is a lower threshold in Waterfront Districts (10,000 square feet) and a higher threshold in certain rehabilitation and change of use projects (100,000 square feet). The Large Project Review includes: public comment periods, a public meeting and a BPDA Board.

There are 9 steps in the Review Process:

1. The developer submits a **Letter of Intent**
2. **An Impact Advisory Group (IAG)** is formed.
 - Members are appointed by the Mayor. The majority must be neighborhood residents, businesses or designees of community organizations in the area impacted by the project. Its role is to: advise the BPDA on the project's impacts and mitigation measures; attend Scoping Session; provide comments for Scoping Determination; and review the Cooperation Agreement.
3. **Project Notification Form** – Filed by the Developer, the PNF starts active review of the project. It includes project details – project summary, renderings, transportation, and environmental analysis. The BPDA required to publish notice of receipt (Boston Herald) and notify public agencies. A 30-day public comment period starts upon publication of notice.
4. **Scoping Session** – BPDA brings in the developer and the City's public agencies to attend a scoping session with BPDA staff. IAG also invited. Purpose: To discuss the project's impacts, seek input from City agencies and get everyone of the same page
5. **IAG-Developer Meeting** – occurs during 30-day public comment period. To be held prior to the Community Meeting. Purpose: To discuss impacts, possible mitigation, or community benefits
 - Mitigation = infrastructure/public realm improvements
 - Community Benefits = funding for neighborhood initiatives
6. **Community Meeting** – Occurs during 30-day public comment period. Developer presents proposal to the community.
7. **Cooperation Agreement** – To secure the obligations regarding mitigation and community benefits established through Large Project Review process. IAG has 15- days to review prior to execution.
8. **Scoping Determination** – Details elements of the project that the developer must study, analyze, and mitigate. Considers comments from the public and public agencies. BPDA must issue within 45-days after receipt of PNF. BPDA can waive further review here.
9. **BPDA Board Vote** – Developer presents the project. The BPDA Board votes on project approval. Next Steps: Zoning Board of Appeal or Zoning Commission. If seeking variances or approval of a Planned Development Area (PDA)

The Large Project Review Process covers 8 areas: Transportation, Environmental Protection, Urban Design, Historic Resources, Infrastructure System, Site Plan, Tidelands, & Development Impact Project.

The purpose of Article 80 is to review the design and impacts of development projects.

Marc Margulies and Rick Dimino agreed that the WDC will engage experts in various areas to educate us on the details and impact of proposed projects going through Large Project Reviews and the Article 80 process. Additionally, we will reach out to and work with other organizations such as the BSA and BHN. The WDC will establish a subcommittee to work on this and provide recommendations on next steps and how to proceed. Our objective is to ensure that the WDC is informed and educated on these matters when making decisions and advocating for the community.

HARBORWALK SIGNAGE PROGRAM – LIZ NELSON, BOSTON HARBOR NOW

The Boston Harbor Now Signage Committee is working on a unifying signage system for the 43-mile HarborWalk that runs through numerous harbor neighborhoods. This signage system is a branding and wayfinding effort, intended to encourage use and enjoyment of the HarborWalk by residents and visitors. BHN is working closely with their neighborhood partners to add engaging, stylistically consistent interpretive signs, to significantly enhance the HarborWalk's connectivity and celebrate Boston's waterfront history. The committee is also planning wayfinding signs at key "entry points".

This multiyear project started in East Boston with new development along the harbor. BHN is working with landscape architects – Halvorson Design Partnership & Copley Wolff Design Group. Initial drafts are expected in late spring. Finalized, templates will be available for other communities.

It will be a few years before they will focus on the Wharf District HarborWalk. Marc Margulies stated that the WDC looks forward to participating in the signage program. The WDC is committed to ensuring that the Wharf District has a robust sign/wayfinding system for the entire neighborhood and will work with Boston Harbor Now to make the HarborWalk signs are part of the whole.

For more information contact Liz Nelson Weaver at nelsonlizm@gmail.com.

UPDATES

DOWNTOWN WATERFRONT MUNICIPAL HARBOR PLAN

Downtown Waterfront District Municipal Harbor Plan and Public Realm Plan has been approved by the BPDA Board and has been forward for approval by the Secretary of the Executive Office of Energy and Environmental Affairs. **The Executive Office of Energy and Environmental Affairs and its Office of Coastal Zone Management will conduct a public hearing on the Municipal Harbor Plan. It will be at 6 PM on Monday, April 3, 2017 in the John Foster Room at the Boston Harbor Hotel, 70 Rowes Wharf, Boston, MA 02110. We encourage WDC members and residences of the District to attend this meeting.**

Written comments on the proposed Municipal Harbor Plan and Public Realm Plan will be considered. Comments must be received by 5:00 p.m. on April 21, 2017 (30 days after publication of this notice in the Environmental Monitor). Comments should be addressed to: Office of Coastal Zone Management, 251 Causeway Street, Suite 800, Boston MA 02114. Attention: Lisa Engler

Copies of the Downtown Waterfront District Municipal Harbor Plan and Public Realm Plan are available at the Boston Planning & Development Agency office. Individuals may obtain copies of the plan and supporting documentation upon request to Chris Busch at 617.918.4451, or electronically at: www.bostonplans.org/planning/planning-initiatives/downtown-waterfront-planning-initiative.

Copies of the state regulation under which the proposed planning program will be evaluated (301 CMR 23.00) can be obtained at the State Bookstore, Room 116, State House, Boston, MA 02133, or electronically at: www.mass.gov/eea/docs/czm/fcr-regs/301-cmr-23.pdf

The WDC will be reaching out to our WDC members on the latest version of the MHP and reviewing the changes that were made with our members.

GREENWAY CONSERVANCY – GALA, JUNE 8

The Wharf District Council hopes to participate in the 2017 Greenway Gala by again purchasing a table. We will be discussing it further at our April meeting.

WHARF DISTRICT GREENWAY VOLUNTEER EVENING – MAY 25

Judy Ehrlich, our WDC Events Chair, will coordinate the 2nd Annual Wharf District Neighborhood Greenway Volunteer Evening on Thursday, May 25. The Wharf District Council believes the Greenway Parks are an integral part of our neighborhood and will work with the Greenway Conservancy to bring this volunteer evening to our community. This is a wonderful program that offers a rewarding, fun, and impactful experience for our neighborhood volunteers and helps support the maintenance of the parks. The evening includes interacting with the horticulture team, light gardening duty and refreshments. Keelin Purcell, from the Conservancy, is finalizing the details with Judy. We should be hearing from Judy in the very near future on how to sign up, so "Save the Date".

CONTINUED COMPLAINTS OF LATE NIGHT NOISE COMING FROM UMBRIA

Maria Lanza, Neighborhood Services, is working on the continuing late night noise problem at the Umbria nightclub. Umbria is currently under investigate by Problem Properties. Maria and Neighborhood Services are setting up a meeting of all the affected parties, to work through the issues. The date is April 12. More information including time and location will follow.

Next Wharf District Council Meeting - Tuesday, April 18