



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

# JUNE 20, 2017

## Wharf District Council Meeting

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### IN ATTENDANCE

Marc Margulies, WDC President

Susanne Lavoie, Exec. Director

Chris Fincham, Treasurer

Tom Nally, A Better City

Karen Marcarelli & Bob Paone, Folio

Deb Kerr & Judy Ehrlich, Greenway Place

Marc Hagopian & Leah Bishop, Harborside Inn

Lee Kozol, Harbor Towers I

Neal Hartman, Harbor Towers II

Heidi Wolf, Intercontinental Residences

Michael Nichols, Greenway Conservancy

John Larivee, Rowes Wharf Residences

Joanne Hayes-Rines, Christopher Columbus Park

Captain Ken Fong, Sergeant Doris, Officer Teddy Boyle

Maria Lanza, Neighborhood Services

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### MARC MARGULIES, WDC PRESIDENT – OPENED THE MEETING

- Updates on the Downtown Waterfront Municipal Harbor Plan
  - » State has extended their response for another 60 days. A decision is expected in mid-August.
- WDC presented the Public Realm Vision to the Boston Preservation Alliance.

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

- Crimes - such as robberies, thefts, etc. - are up 2% in district over the last year (Recent example: Keytar Bear incident).
- Sail Boston – no incidents. Police were on full alert (SEAR-1 rating)
- 4th of July – this is the next big event that the BPD will be gearing up for

### CLIMATE RESILIENT RESOLUTIONS – BUD RIS, BOSTON GREEN RIBBON COMMISSION

The slide presentation is on the Wharf District Council web site: [www.wharfdistrictcouncil.org](http://www.wharfdistrictcouncil.org)

- Green Ribbon Commission led by the City of Boston's Mia Goldwasser, Program Manager for Climate Ready Boston.
- Most buildings were only built 1 to 2 feet higher than the water when the seaport area was being developed in the 19th century. (In other words, there isn't a lot of room for "play" here...)
- Phase One of the project included 4 areas: 1) Climate Consensus, 2) Vulnerability Assessment; 3) Resilience Initiatives, and 4) Implementation Roadmap
- In the scope of the project, the group studied changes in temperature, precipitation, and sea-level rise.
- The city provides a great deal of advisory guidance to new developments but not as much assistance is available for existing buildings attempting to adapt.
- Other existing buildings have been working toward preparedness. For example, the Aquarium moved their electrical switchgear equipment from the bottom level to the 4th floor. (Existing buildings may be the best resource for other existing buildings.)
- Website for more information: [www.climateready.boston.gov](http://www.climateready.boston.gov) and [www.boston.gov/climate-ready](http://www.boston.gov/climate-ready)

**GREENWAY CONSERVANCY UPDATE – JESSE BRACKENBURY, EXECUTIVE DIRECTOR**

- Happy to announce that they now have a new 10-year lease with the State
- \$5M operating budget funding will include \$3M in private funds and \$2M in public funds.
- The public funds are presumed to be broken down as \$750K from the Commonwealth, \$250K from the City, and \$1M from a Business Improvement District (BID) to be created.
- If BID is created, residential properties are exempt from the new taxes. Only businesses and commercial properties would be taxed.

**HARBORSIDE INN, 195 STATE STREET EXPANSION – MARK HAGOPIAN, OWNER**

- Requesting a letter of support to expand the Harborside Inn
- Their building (195 State) is the same height as the connecting neighbors but it is stepped back from the street. They would like to extend this area out to the street, like the neighboring buildings do.
- The total is an additional 3400 s.f. Adding hotel rooms (116 to 194.)
- If approved, hope for a November 2017 start date with a total of 12-18 months to build.
- They have not heard of any opposition to this proposal to date.

**PROPOSAL FOR 10 POST OFFICE SQUARE– DENNIS QUILTY – ATTORNEY, MCDERMOTT QUILTY MILLER**

- Requesting a letter of support to open a Cuban style restaurant and private rum bar, called Santeria, at 10 Post Office Square.
- The owners have a history of fine dining establishments around area.
- This location would host two separate entities – One restaurant and one private members club (bar) with potential cigar smoking
- Each of the above entities would be looking for liquor licenses. (The restaurant would purchase and the bar would file an application for issuance.)
- They hope for a building permit by late fall with a 24-week construction timeline, opening early next summer.
- The owners have no violations in any of their other properties.

**EXTERNAL RENOVATIONS, 260 FRANKLIN ST – MARY MARSHALL, PARTNER, NUTTER**

- Requesting a letter of support to expand the ground floor exterior of the existing building.
- The building currently has a covered portico in the front. They would like to expand the glass to the edge of the existing columns holding up the portico. The project would include the tenants for both the 1st and 2nd floors.
- The owners are hoping to start construction by the end of the year.

**BLUE BOTTLE COFFEE, 100 FEDERAL ST, REQUEST A COMMON VICTUALLER'S LICENSE – KATHLEEN MOORE**

- Requesting a letter of support to open a "Blue Bottle Coffee" location at 100 Federal Street.
- This would be a kiosk inside the existing building.
- Serving non-alcoholic beverages and some food. (There will be no food preparation onsite.)
- Hours would be 7AM to 7PM, Monday through Friday (but they are open to increasing hours if they are successful).

**COMMUNITY INFORMATION**

- **Umbria** – It is closed and has been sold. This is a good thing for neighbors who have dealt with numerous issues, including noise issues when it became a late-night nightclub. There is no information about the new owners or proposed concept.
- **Greenway Volunteer Day** was great. WDC member Judy Ehrlich coordinated 7 volunteers (after 2 rain-outs). She suggested this be an annual (or possibly even more frequent) event.
- **110 Broad Street – June Update:** Installation of the slurry wall bracing & excavation within the slurry walls continued through May. The lower level of bracing will be 100% complete, allowing them to excavate to the final parking vault subgrade.
  - » Concrete form work began in mid-June starting with the car elevator pit within the parking vault. Once this pit is in place, they will start installation of the basement underground utilities.
- **Sail Boston** – Saturday, June 17 to Thursday, June 22. Everything is going well, with many activities occurring in our neighborhood. Saturday's parade of ships was a great success.
- **Beer Garden on the Greenway in front of Rowes Wharf** – It has been very busy and exceed projected attendance estimates. It is clean and organized. There have been no complaints.

**EXECUTIVE SESSION**

- Letter of Support for expanding Harborside Inn – approved
- Letter of Support for Cuban restaurant and private club at 10 Post Office Square – approved
- Letter of Support for 260 Franklin Street – approved
- Letter of Support for Blue Bottle Coffee at 100 Federal Street - approved