



WHARF DISTRICT  
COUNCIL  
B O S T O N

# SEPTEMBER 11, 2017 (5-7 PM) Wharf District Council Meeting

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## IN ATTENDANCE

Marc Margulies, WDC President

Susanne Lavoie, Exec. Director

Chris Fincham, Treasurer

Matthew Murphy, Boston Harbor Cruises

Jill Horwood, Boston Harbor Now

Erin Piccirilli, Folio

Rachel Lake, Greenway Conservancy

Leah Bishop Miano, Harborside Inn

Lee Kozol, Julie Mairano, Frank Mairano,

Bob Gowdy, Marcelle Willock, Harbor  
Towers I

Neal Hartman, Robert & Doris Gordon,  
Wesley Stimpson Harbor Towers II

Ray Green & Heidi Wolf InterContinental  
Residences

Boston Police Officers Teddy Boyle, Steve  
Dahill, Richardo Austrich, Halverson  
Design, Victor Brogna

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## MARC MARGULIES, WDC PRESIDENT – OPENED THE MEETING, WELCOMED MEMBERS & GUESTS

### POLICE UPDATE WAS GIVEN BY BPD DISTRICT A-1 OFFICER TEDDY BOYLE

District A-1 Police activity in the Wharf District area has been low. There were three break-ins at commercial sites including the Ben & Jerry's kiosk, the Broadluxe construction site and 200 Market Place. There were three late night responses and arrests for fighting/ rowdiness at local bars. There was also an incident at Quincy Market/Faneuil Hall where an individual approached the parents of a thirteen-year-old girl in an attempt to "buy her". He was apprehended.

### A GRANT FOR A PUBLIC EXHIBIT ON HISTORY & ARCHAEOLOGY OF FANEUIL HALL WAS PRESENTED BY SARAH SCHOFF, PRESIDENT OF THE FRIENDS OF BOSTON ARCHAEOLOGY

The Friends of Boston Archaeology are partnering with the City of Boston Archaeology Department to apply for a grant to support the development of a new public exhibit on the history and archaeology of Faneuil Hall. They would like our support.

- The exhibit is based on artifacts found around Faneuil Hall during periods of construction and renovations. There are thousands of artifacts currently being stored in hundreds of boxes.
- The exhibit will explore the role of Town Dock in Atlantic trade 1630-1740, especially the presence of enslaved Africans and artifacts associated with the Caribbean slave trade including sugar processing.
- The Friends are requesting a \$400,000 grant under the City of Boston's Community Preservation Act. The grant will cover the costs of going through the artifacts, cataloging them, and then developing and manning the exhibit which will be open to the public.
- The Wharf District Council was unanimous in its support.

**OVERVIEW OF BOSTON HARBOR CRUISES BY MATTHEW MURPHY, BHC MANAGING DIRECTOR**

As part of our "Get to know our Wharf District Council Members Series", Matthew gave a PowerPoint presentation on BHC, its history and services.

BHC is the nation's oldest and largest private operator of passenger vessels. Its offerings include: Excursions; Water Taxis; Charters & Special Events; Commuter Services; The Landing, Harborside Gifts & Concessions; and the Offshore Logistics Division. The Wharf District neighborhood is familiar with many of BHC's offerings including: the Whale Watches in partnership with the New England Aquarium, the Cape Cod Fast Ferry, a variety of sightseeing tours including lunch and brunch cruises, the Salem Ferry, private charters, Codzilla - a high speed thrill ride, the two pier side patio bars -The Landing at Long Wharf and The Landing at the Salem Ferry, offshore support services for underwater survey, research, LNG work, commuter ferry service for the MBTA.

It all started with Matty Hughes – the Grand/Great Grandfather of BHC's current Principals - founded BHC in 1926. At 16, he was the youngest licensed captain ever in the port of Boston. BHC offered a 30-minute cruise of the Charles River at a ticket price of 10¢ per passenger

What's New for 2018:

- ICA Watershed Ferry
- Sea the Stars Cruise
- Sunset Cocktail Cruise
- Spectacle Island Luau
- New Ticketing System – Rocket Rez
- New Survey System – People Metrics

BHC has partnered with Chef Barbara Lynch and Salt Water events for food and catering, creating uniquely delicious cuisine that celebrates local ingredients.

The BHC Mission Statement: With the experienced leadership of third and fourth generation family business owner/operators as our anchor and the desire to make each individual's experience with our company the best it can be as our guiding star, we set our course to provide safe, enjoyable and unique cruise excursions and water transportation options, delivered with exceptional service, for area residents and visitors from across the globe.

For more information you can go to [www.bostonharborcruises.com](http://www.bostonharborcruises.com).

### **PROPOSAL FOR ROOF TOP DECK AT 190 HIGH STREET – THOMAS TRYKOWSKI, PRINCIPAL, SILVERMAN TRYKOWSKI ASSOCIATES**

Thomas Trykowski presented a plan for renovations and improvements to the building at 190 High Street, Boston and requested a letter of support. He stated that it would be for office space only. The building is not located near residential buildings. It is to be the future office for Premier Property Solutions' CEO Robert Weintraub.

The renovations include the proposed addition of a roof top deck and small penthouse, as well as changes in the appearance of the ground floor exterior and entrance to the building. At the presentation's conclusion, there was a question and answer period, which members found helpful. There were no objections or concerns.

Project details include:

- **Height:** The existing building height is 77' 0 3/8". Proposed addition 12' 0". Proposed new building height is 89' 0 3/8". Maximum allowed per zoning district is 65'. The addition plus the existing height over the allowed is 24' 0 3/8".
- **FAR:** The addition added 4542GSF making the total for the building 15,510.97GSF. The total is 8900.13 GSF over the maximum as of right GSF of 8,610.84.

In executive session discussions, the Council members felt that the additions and improvements would be positive and that the ground floor renovations would enhance both the building's appearance and streetscape. These renovations will update an older building's façade and activate dormant floors, benefiting the neighborhood. The members voted to support this project and issue a letter of support.

### **NORTHERN AVENUE BRIDGE (NAB) – UPDATE & DISCUSSION ON WHARF DISTRICT COMMUNITY INPUT TO NAB MATRIX ON PROPOSED BRIDGE DESIGN, USE, & PLACEMAKING.**

Susanne Lavoie facilitated the discussion and handed out copies of the discussion matrix.

*The Northern Avenue Bridge opened in 1908 and served pedestrians, cyclists, automobiles, and even freight trains throughout its life. It is a swing bridge – when it is closed it accommodates ground traffic and when it is open it allows boats to pass without fear of hitting the bridge. Continuous exposure to salt water and air has caused extensive corrosion of the steel structure, requiring the closure of the bridge to all ground traffic. It is permanently in the open position to allow for boats.*

*The Northern Avenue Bridge is a special bridge and Mayor Walsh is committed to building a bridge that is once again working for Boston. The City plans to seek both private and public funding to enhance the \$46 million it has committed. The project schedule calls for final design out to bid in the summer of 2019, with two years of construction beginning in December 2019. Completion is estimated for fall of 2021.*

*What the next iteration of the bridge looks and feels like is a question that remains to be answered. The NAB Task Force would like to know what people think and has created a Discussion Matrix. The matrix includes the four key issues that influence the design: resiliency, history, place making and mobility.*

At the meeting council members and the audience participated in a discussion and responded to the matrix. In summary the Council and the Wharf District Community have strong positive feelings for the NAB and want to see the design reflected/interpreted in any new structure.

- Like its unique steel structure and believe it is a wonderful visual connection between the new Seaport area and the historic Wharf area. Its replacement should capture this ionic look and not be just another modern bridge and not like the Moakley Bridge. They would like a swing bridge, but realize this may not be practical in this day and age.
- Want two barrels with no vehicular traffic but it will be able to accommodate emergency vehicles. Do not believe connecting streets/neighborhoods can accommodate additional traffic. They want traffic studies.
- Want the bridge to be a destination as well as a connection. The island under the bridge should be developed, accessible, and activated.

Following are the Wharf District Council's responses to the Discussion Matrix Concepts.

**Concept: Strengthen Resiliency**

- Raise Bridge at each End – Maybe.
  - » Concern for the limited amount of space available at both Ends.
- Raise Bridge over Navigation Channel - YES

**Concept: Honor History**

- Fixed Bridge – YES
- 75-year Design Life – YES
- Preserve Old Material – NO
- Replicate – NO
- Reinterpret – YES
- New Bridge – YES
  - » Should be a Two Barrel Bridge

**Concept: Placemaking**

- Area of Respite – YES
- Active Area – YES
- Connection to the Water – YES
- Let it Evolve over Time – NO
  - » Do It Now

**Concept: Improve Mobility**

- Pedestrian – YES
- Bicycle – YES
- Emergency Vehicles – YES
- HOV+ - NO
- General Traffic – NO

**Other Comments:**

- Vehicular traffic should not be included in the design without a traffic study and impact analysis on the area.
- Would like to see the inclusion of a Boston Maritime History Museum as a destination site.

**WDC FALL AGENDA & PUBLIC REALM VISION & NEXT STEPS – MARC MARGULIES**

We are still looking for financing for the "Public Realm Vision" Video. It is intended to inspire decision-making that will lead to transformative ideas. To build public consensus around the construction of a world-class waterfront environment, we must inspire the public and build enthusiasm about the richness of opportunity. The video will show both before and after – a series of existing condition images that then illustrate an exciting transformation.

If we all see and understand the extraordinary possibilities (as outlined in the "Vision" and in the early concepts for the Blueway) then it will be easier to support the important initiatives of improvement, resilience, and accessibility - for both funding and public approval of change.

**COMMUNITY – HARBOR FIREWORKS FUND**

With your support, the Boston Harbor Fireworks Fund Committee -- Boston Harbor Now, Friends of Christopher Columbus Park and Wharf District Council -- are able to bring 3 fabulous fireworks displays to the Boston Harbor to celebrate America's Independence, to kick off Labor Day weekend and to ring in the New Year at midnight. Donations are tax deductible. All donations gratefully accepted.

**MEETING ADJOURNED**