



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

# SEPTEMBER 19, 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

Tom Nally, A Better City

Stephen Johnston and Jaime Campos,  
Boston Harbor Hotel

Karen Marcarelli & Bob Paone, Folio

Judy Ehrlich, Greenway Place

Jesse Brackenbury, Michael Nichols,  
Greenway Conservancy

Leah Bishop, Harborside Inn

Lee Kozol, Harbor Towers I

Neal Hartman & Linda Gottlieb, Harbor  
Towers II

John Larivee, Rowes Wharf Residences

Joanne Hayes-Rines, Christopher  
Columbus Park

Captain Ken Fong, Sergeant Doris, Officer  
Teddy Boyle & Lt. Bill Meade

Maria Lanza & Denny Ching, Neighborhood  
Services

Luigi Natale, Senator Boncore's Office.

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## MARC MARGULIES, WDC PRESIDENT – OPENED THE MEETING

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

- Break-in at Howl at the Moon – five guys removed a large safe, carrying it to the street but unable to get into their truck.
- Assault on September 10 at State Street and India Street at 2:45 AM.
- Summer Homeless Census: 127 people vs 143 last summer. Most are ages 21-30. 25% women.
- Trillium Beer Garden – There have been no problems or complaints.

### GREENWAY CONSERVANCY UPDATE – JESSE BRACKENBURY, EXECUTIVE

- Let's Dance Boston from September 13 to 17 at Dewey Square on the Greenway was a success, Bostonians from across the city participated in the free 5-day dance party with live bands and dance instructors. Each event began with a 45-minute free dance lesson taught by professional teachers in the dance style of the evening. After the lesson, a live band performed a 90-minute set to accompany the dancing.
- September 17, Boston Local Food Festival on the Greenway:
  - » A free outdoor festival highlighting New England farmers, local restaurants, food trucks, specialty food producers, fisher folks, & organizations focusing on healthy food and fitness. It also featured lively chef & DIY demos, a Seafood Throwdown competition, diverse music and performances, family fun zone and more.
  - » Festival goers learned about the benefits of sustainably grown and produced food, shopped the market, ate delicious local food, participated in fun, educational activities, and exhibits, engaged with top local chefs, and enjoyed local music.
  - » Themed "Healthy Local Food for All", the festival connected Massachusetts and New England eaters of all backgrounds with the abundance of fresh, nutritious local food choices available close to home.
  - » The festival was a zero-waste event, it diverted over 91% of the waste & offset 100% of energy use! All perishable items sold were made from locally sourced products.

- The Conservancy's annual operating budget is ~\$5 Million: 60% private funds and 40% now to be shared between non-residential property owners through a Business Improvement District (BID), state, and city. The annual breakdown of the 40% will be:
  - » \$750,000 Commonwealth of Massachusetts (MassDOT)
  - » \$250,000 City of Boston
  - » \$1,000,000 property owners
  - » Additionally, there will be \$500K/year from property owners for enhancements and up to \$500k annually from MassDOT for repairs.
- The BID will be formed over the next 9 months.

### IMAGINE BOSTON 2030 PLAN – NATALIA URTUBEY, DIRECTOR OF ENGAGEMENT

Imagine Boston 2030 Plan is a vision for Boston's future, shaped by over 15,000 Boston participants/voices – the first citywide plan in more than fifty years. It establishes goals and identifies actions. It sets a course for the future that – guides our growth, builds on our strengths, and identifies major initiatives that – expand opportunity for all, support a vibrant economy, enhance quality of life, and prepare for climate change.

#### TODAY

- ***Boston's population is growing rapidly*** and becoming more diverse. The population is around 656,051 and is projected to grow to 724,000 in 2030. Today the city is majority people of color and more than ¼ of the residents were born outside the US. This population growth reflects Boston's economic vitality and a testament to the city's diversity. As Boston grows, it must remain a place of opportunity for all residents including Boston's large immigrant, elderly, and low-income communities and more than 25,000 Boston residents who live in public housing.
- ***Boston's economy has grown*** on the strength of its small businesses and vibrant healthcare, education, and finance sectors. Continued growth and diversification of Boston's economy will be critical for the city to thrive during the economic transformations of the future. As Boston grows there must be a continued focus on making sure Bostonians have the training and education they need to participate in growing sectors.
- ***Inequality*** – There is a stark wealth gap between whites and people of color. There are significant disparities in educational attainment, homeownership, commute times, access to health foods, healthcare, and many other factors. These disparities are consistent with national trends and represent challenges that other growing cities face. Solutions to address these trends must respond to Boston's history of race relations and current geographic segregation. As we plan for Boston's future, we will address the disparities of the past and the present.
- ***Affordability*** – The median household income is almost the same as that of the nation, but Boston homes are two-and-a-half times as expensive. Median Income: Boston \$56,902 verses USA \$53,657. Median Home Value: Boston \$464,450 verses USA \$177,850. Boston must focus on the high cost of living that challenges the families and communities in this city, as it works to prevent displacement and make Boston affordable for all.
- ***Changing Climate*** – Boston is the fourth most exposed city in the nation to flooding. Temperature increases, more extreme weather events, and rising sea levels pose significant risks for Boston's highly urbanized coastal job centers and neighborhoods. In this century, flooding storms and extreme heat will

be exacerbated by climate change. Boston must take aggressive action to reduce emissions and address climate change impacts. These actions will require close collaboration between the public and private sectors and must have a focus on protecting Boston's most vulnerable population.

- **Transformative Technology** – The way we interact with the city is changing. Traditional home/work and downtown/neighborhood boundaries are changing as preferences for mixed-use neighborhoods increase and technology enables rapid remote communications and new ways of working and getting around the city. As Boston plans, the city must proactively ensure that new technology makes Boston a better place for residents over the long term and enables the city to retain its important function of connecting people and ideas.

## GROWTH

- **Population Growth Projections** – Boston is projected to reach a population of 724,000 by 2030, setting the stage for returning to its peak 1950 population of 801,000 by 2050.
- **Projected Demand for Housing** – Boston needs to add more than 53,000 new units of housing by 2030 and identify areas where an additional 42,000 new units can be added in subsequent decades to support the return to peak population.
- **Job Growth Projections** – By 2030, Boston is expected to be home to 829,000 workers, an increase of 15% from 719,000 in 2014. We expect continued job growth to more than 900,000 by 2050.
- **Projected Demand for Space to Work** – Growing industries will demand 20 million square feet of new spaces to work by 2030 – including office, retail, and industrial spaces. Projecting another 20 million by 2050.

## INITIATIVES

In the Imagine Boston 2030 book, initiatives are organized in ten categories. Each category is defined and then introduced with context that explains where we are today so that we can determine what needs to be done to get us to where we want to be. The ten categories are: Housing, Health & Safety, Education, Economy, Energy & Environment, Open Space, Transportation, Technology, Arts & Culture, Land Use & Planning.

The numerous initiatives identified in Imagine Boston 2030 form the foundation for the plan. The following are five programs working to support initiatives and action areas:

- **Expand Neighborhoods** – Provide significant new mixed-use housing and encourage job growth in transit-accessible areas at the edges of existing neighborhoods to reduce house-price pressure, expand access to opportunity, and stitch together the physical fabric of the city.
- **Enhance Neighborhoods** – Improve the public realm, strengthen neighborhood services and connectivity, and encourage contextually sensitive development to improve urban vitality and to affirm each neighborhood's distinct identity.
- **Encourage a Mixed-Use Core** – Continue to encourage dense, walkable, mixed-use development and public realm improvements to foster a core where more people live, work, and gather.
- **Generate Networks of Opportunity: Fairmount Corridor** – Expand access to opportunity and reduce disparities through coordinated investments in transportation, neighborhood vibrancy, and education.
- **Create a Waterfront for Future Generations** – Create a waterfront for all Bostonians that is climate-resilient and has the stewardship needed to allow it to prosper and be successful for generations to come.

## NEXT STEPS

Boston will implement the plan by:

- Partnering with federal, state, and municipal governments. Partnering with institutions, peer cities and businesses across the state, nation, and globe. Working with all our residents.
- Identifying and coordinating funding sources.
- Testing new policies and investment through pilot programs and prototyping.
- Setting metrics to measure success.

## 295 FRANKLIN STREET BUILDING – LIQUOR LICENSE TRANSFER TO NEW OWNERS – DENNIS QUILTY, ATTORNEY, MCDERMOTT QUILTY MILLER LLP

- In addition to Attorney Quilty, the presentation included: Proposed restaurant owner Mr. Chee from China with interpreter; consultant Henry Wong, restaurateur; building owners William and Katherine Joyce – Katherine is the manager of record.
- They are requesting a letter of support from the WDC on their request before the Boston Licensing Board to transfer the all-alcohol license. This would permit them to open a restaurant in the building's area previously occupied by Umbria.
- Attorney Quilty outlined the proposed use of the building:
  - » Floors 1-2 will be restaurant. There will be no music or entertainment requiring an entertainment license at this time.
  - » The 3rd floor will be function space/private dining/weddings/parties. It was noted that functions requiring music will necessitate an entertainment license. They will be required to come back to the WDC when seeking an entertainment license.
  - » Plans for floors 3 and 4 have not been determined but "Will come back to you for an entertainment license when it is necessary." It's unclear what entertainment will be "in certain parts of the building."
- WDC noted that 295 Franklin Street is a very old building.
  - » It was not built with soundproofing. Present soundproofing is not adequate to effectively protect neighboring buildings against the late-night noise, music, and sounds emanating from today's high-tech sound systems.
  - » Soundproofing installed by previous owners has proven to be inadequate. The level of noise previously coming from this building far exceeds the level of noise one would expect when living in the city.
- WDC requested sufficient soundproofing materials be installed during the initial renovations and construction. Renovations approval ALSO requires inspection/acceptable acoustics report by acoustic engineer.
- Mr. Joyce: "We did spend a lot of money and we're prepared to do some soundproofing ... liquor license is critical to our start point ... 6 months from now we might be able to nail down entertainment." They have no business plan.
- Broadluxe residents complained about existing trash and graffiti. Mr. Joyce noted that he had seen it and will work to clean up the area.
- Mr. Chee noted that there are residences very close to the building and he knows noise will bother people. He says he "wants to be friends with you."

- Liquor license – 2am closing. Capacity 653. Each floor has maximum capacity.
- WDC members stressed that while they welcome the new owners and they look forward to a new restaurant in the building; they will require proof of sufficient soundproofing before they would consider supporting entertainment in that building.
- WDC looks forward to having a good working relationship with 295 Franklin Street and we hope that we can work together to improve the negative aspects of this area including trash, graffiti and the bad behavior that has plagued this area for many years.

#### EXECUTIVE SESSION

- Letter of Support for 295 Franklin Street License Transfer was approved with the recommendation that soundproofing be installed during the renovations.
- Eric Kraus, Wharf District Council Member and New England Aquarium, stated that the Aquarium continues to have discussions with the BPDA regarding the proposed plans for the Aquarium renovations and the Municipal Harbor Plan currently being reviewed by the State. There have been no new developments in this area. The concerns that the Aquarium have over the development of the Boston Harbor Garage remain the same.

Next Wharf District Council Meeting: Tuesday, October 17 | OPEN TO THE PUBLIC