

# East Berkeley Neighborhood Association

## Monthly Meeting Minutes

Date: Tuesday, March 1, 2022

Location: [Zoom](#)

Time: 6:30 PM

### Attendance:

#### Executive Board Members:

- Aimee Coolidge
- Chris Johnson, Secretary
- Frann Bilus
- John Connelly
- Ken Smith, Meeting Facilitator
- Nancy Farrington
- Paul Lewis
- Sarah Hutt
- Steve Berns
- Stuart Rose, Treasurer

#### Members of the Press:

- Lauren Bennett, The Boston Sun

#### Government Representatives:

- Captain Sweeney, BPD
- Sgt. Matt Hogardt, CSO Sergeant, BPD
- Sofia Wang, Policy Director for Councilor Ed Flynn

## Agenda

- **Safety and Security Report/Discussion**
  - Captain Sweeney, Boston Police Department, D-4, presented the Safety and Security report.
  - Captain Sweeney introduced Sgt. Matt Hogardt, the new CSO sergeant.
  - Follow up to the issues of cars idling on Washington St. in the mornings: They appear to be Amazon deliveries and people going to Dunkin. They were advised to turn their cars off instead of idling for an excessive amount of time.
  - Captain Sweeney reviewed the monthly crime statistics.
    - Violent crime continues to be down compared to last year.
    - Detailed crime reports are available online at BPD News.
  - Sgt. Matt Hogardt, new Community Services Officer
    - Uber Eats and other food service drivers are a problem throughout the city in all neighborhoods. BPD has reached out to the delivery companies,

and they agreed to notify drivers to obey local traffic laws and to be aware of the increase in vehicle thefts.

- Follow up to reports of people climbing the fence at the Berkeley Community Garden: BPD has increased the police presence and monitoring around the garden, but they have seen no additional activity since the initial report.
- Sgt. Hogardt reviewed a case of reported of suspicious activity that fortunately turned out to be innocuous. A newspaper delivery person was picking up newspapers that initially missed their intended target and fell into the owner's stairwell.
- Problems with late night/early morning noise at Alex Pizza continue and patrons are still entering the restaurant after hours.
- **Fire Safety**
  - Boston Fire Dept. LT Hank Perkins, BFD Fire Prevention Education Unit
    - Lt Perkins reviewed the volume of recent fire, EMS, and emergency incidents.
    - Fire prevention tip of the month: Plug space heaters directly into the wall outlet and do not use extension cords.
    - Lt Perkins email address is henry.perkins@boston.gov.
  - The BFD has a new program to distribute bed shakers free of charge to people who are deaf or hard of hearing.
  - BFD also provides smoke and CO2 detectors for seniors.
    - Contact Lt Perkins if you know anyone who would like to take advantage of either of these programs.
  - Responding to a question, Lt Perkins reviewed safety procedures in the event of a fire in a high-rise apartment building.
- **Business Spotlight: Atlántico**
  - Atlántico is located at 600 Harrison Ave, Boston, MA 02118
  - Chef Michael Serpa gave an overview of Atlántico and what they offer.
    - Atlántico is Spanish and Portuguese themed restaurant focused on seafood.
    - Atlántico recently began offering a full-service lunch, a service that Chef Serpa thinks is currently lacking in the South End.
  - Serpa Hospitality also owns Select Oyster Bar and Grand Tour, both in the Back Bay.
- **80 East Berkeley Street Development**
  - This is the Druker project at the corner of East Berkeley Street and Washington Street.
  - Harry Collings and Barbara Boylan presented.
    - Ms. Boylan is the project manager for the project.
    - Mr. Collings is the consultant and community liaison for the project.

- Ms. Boylan reviewed the background and changes to the project.
  - The project received its city approvals in 2013-2014.
  - Notice of project change was filed in January 2022 for "lapse of time" and to change the allowable use from office to life sciences and office.
    - Ground floor retail from changed from approximately 16,000 to 12,000 square feet.
    - Total floor area decreased 43,000 square feet from 308,000 to 265,000 square feet.
    - The number of floors was reduced from 11 to 10 floors.
    - Electric vehicle (EV) parking spaces have increased from 10 to 50, and the entire garage will be EV ready for installation of additional EV chargers in the future.
    - Bicycle parking increased 34 spaces from 90 to 124 spaces.
    - Whereas the original plan was designed to be LEED Silver, the changes are designed to be LEED Silver and Net Zero/Carbon Neutral.
  - Retail spaces wrap around the corners to enliven the streetscapes on Shawmut Ave. and Washington Street as well as East Berkeley Street.
- Mr. Collings reviewed the economic benefits and public benefits of the project.
  - Linkage payments: \$2.5MM, an increase of \$500M from original proposal
  - Approx. \$2MM property tax revenue per year
  - Job creation: 300 construction, 800 permanent jobs
  - \$75,000 neighborhood contributions to be disbursed by the BPDA to:
    - Friends of Peters Park
    - Berkeley Community Garden
    - Inquilinos Boricuas en Acción
  - \$45MM for transportation mitigation
- Questions:
  - Lab noise - The noise study is in the notice of project change. More details will be provided at the public meeting.
    - Neighborhood ambient noise is higher than the noise from this project.
    - Mechanical systems do not run 24/7.
  - The building will have slurry wall foundations, no piles driven.
  - Project construction schedule: When construction will start is still TBD. The estimate that construction will be completed in 24 months after it begins.
  - The biolabs will be Level 1 and 2. This is committed in writing. There will not be level 3 or 4 biolabs in this building. More detail will be presented at the public meeting.
  - No plan to increase the \$75M neighborhood contributions for inflation.
  - No tenants, life science or retail / restaurant, have been scheduled yet. Given Druker's relationships within the business community, the project team is not concerned about finding tenants.

- The building will not need enhanced security. Security staff will be appropriate.
  - Financing for this project is not a problem, and there is no risk that the building will not be completed once construction begins. The neighborhood will not be left with a huge unfinished hole in the ground.
  - Affordable housing contributions go to the city. Neighborhood development and BPDA determine how they are disbursed. It is not up to the developer where the money goes. The developer cannot direct funds to particular neighborhood or groups.
  - The height limit is part of the Harrison Albany Master Plan. The height is allowed under present zoning.
- Note: Project documents are available via the BPDA's website.