

East Berkeley Neighborhood Association

General Meeting Minutes

MEETING DETAILS

Date: May 15, 2018

Location: Project Place, 1145 Washington Street

Time: 6:30 – 8:00 PM

ATTENDANCE

Board Members: Ken Smith (President), Chris Johnson (VP), Stuart Rose (Treasurer), Bradley St. Amand (Secretary), John Connelly, Arthur Coe, Nancy Farrington, Mark Anderson, Aimee Coolidge, Sarah Hutt

City Representatives: Steve Moore (Ed Flynn's Chief of Staff), Tom (Ayanna Pressley's Office)

Press: Seth Daniels (Boston Sun)

AGENDA ITEMS

ANNOUNCEMENTS

Presenter: Ken Smith

Notes:

- Next meeting, June 19, to be held at AC Hotel, followed by neighborhood social at the AC Hotel bar

Actions Taken: Details will be announced via email and posted to website/social media

DEVELOPMENT UPDATE: 112 SHAWMUT AVE

Presenter: Paul Barrett (The Davis Companies), Paul Chan (CCBA), Reverend Chin (BCEC)

Notes:

- Project is a PDA between the three companies
- Zoning allows 150ft for a PDA, 100ft "as of right"
- 537 total units
 - TDC – 13 stories, 150 ft, 139 condos
 - CCBA – 14 stories, 150 ft, 314 units
 - BCEC – 12 stories, 150 ft, 84 units

- 26% affordable (20% required under PDA)
 - TDC to pay IDP to CCBA, allowing CCBA to increase affordability from 30% to 40%
 - BCEC – 20% affordability onsite (or will contribute to CCBA)
 - Min of 139 affordable units total
- 26% open space (20% required under PDA)
- 30 ft wide pathway off Washington Street (for loading and E-W connection)
- No on-street loading
- Parking for 112 is split – exit/entrances for one floor to Herald and the other floor to Shawmut
- Community Benefits Include:
 - Creation of min 139 affordable housing units (would be 70 if not a PDA)
 - Improved streetscape and lighting
 - Increase of tax base
 - 600 construction jobs and 70 permanent jobs
 - Improved pedestrian cut-through from Washington to Shawmut
 - Conversion of an underutilized commercial site
 - Support of BCEC services
- Changes from previous plans include larger open space and wider pathways
- Note – was taken off BDPA agenda for current week, comment period extended to June 1
- Resident Concerns Include:
 - Viability and safety of pedestrian crossing – doubles as vehicle driveway
 - Height relative to the area and proximity to Lucas building
 - Affordability – especially for CCBA relative to stated mission
 - Accessibility of open space
 - Undefined parking plan – notably for CMart or future grocery store
 - Traffic flow / parking exit from 112 Shawmut onto busy Herald Street
 - Vague timeline for CCBA and BCEC projects
 - Ability of CCBA and BCEC to fund and execute their developments
 - Lack of cohesion for project as a PDA, suggestion it should be 3 separate projects

Actions Taken: Board to review project benefits and concerns for the purpose of issuing a comment letter

SAFETY AND SECURITY UPDATE

Presenter: Officer Javier Pagan (BDP)

Notes:

- Multiple assaults and guest fight at Pine Street
- 160 E Berkeley – theft of package and attempt to open doors. Perp caught.
- Employee fight at PITA
- Robbery at E Berkeley and Harrison – wallet snatched
- Stolen plate off car at 1 Paul Place
- Road Rage incident – rock thrown
- Items stolen from car – Herald and Tremont
- Laptop stolen from car – Marginal and Tremont
- Robbery – purse jacking at Tremont CVS. Perp caught.

Actions Taken: None

LANDWAVE UPDATE

Presenter: Ken Smith

Notes:

- BAC voted for removal 4-3
- Working on agreement with artist regarding removal
- No timeline set

- **Actions Taken:** None

PARKING ON SHAWMUT AVE

Presenter: Jeanne Gorlovsky-Schepp

Notes:

- Signs were changed without notice from 2 hour parking to visitor parking
- BTB says they were simply updated to newer signs, however the historical use was that resident parking was allowed. Now tickets are being issued.

Actions Taken: Board to follow up with appropriate reps

BUSINESS SPOTLIGHTS

Presenter: More than Words, Project Place

Notes: Each organization did an excellent job demonstrating their value to the neighborhood and the people they support. All were impressed.

Actions Taken:

Next Meeting – June 19 @ AC Hotel