

East Boston PierPAC

April 16, 2019

Attendance:

Mary Berninger
Fran Carbone
Bernardine Joslin
Louise Montanino
Bob Strelitz

Karen Buttiglieri
Peter Cardinale
Sal LaMattina
Lucille Monuteaux
Melissa Tyler

Connie Carbone
Jerry Deneumoustier
Karen Maddalena
Frances Piantedosi

Excused:

Lucille Drago

Rose Petraglia

Absent:

David Halbert

Mary Hanlon

Adrian Madaro

Associate Members Present:

Michael Bruno

Mary Cole

Margaret Farmer

Attendance taken. (Melissa Tyler arrived after the attendance was taken.)

Bob Strelitz - Minutes from last meeting. Any corrections, deletions? Hearing none, motion to accept.

Connie Carbone - Motion to accept.

Fran Carbone - Second.

Voted and passed.

Peter Cardinale - Wanted to apologize for my outburst last month about not being able to clearly hear the proceedings of the meeting.

Bob Strelitz - Peter we are always glad to her from you.

Bob Strelitz - On the Agenda, Item D Sarah Ting; I put over to the next meeting. Excel Academy will be Pat and Andrew.

Excel Academy - Pat Forbes and Andrew Solomon

Pat Forbes - I met some of you 2 years ago when we were here to talk about the addition to the existing high school building on Bremen St. Andrew Solomon is the Chief Financial Officer (CFO) for Excel. Excel is proposing to add a building on the parking lot at 401 Bremen St. Actually the address is 375 Bremen St.

Proposal to add to existing building

- They have outgrown their Middle School building in Orient Heights, lease about to expire
- East Boston quite busy and after a search, using their own existing property, was the best solution
- In 2013, talked about a high school and middle school on the property, 872 children, 3 story building with parking. Due to budgetary concerns at that time, we amended that proposal and just the high school was built and chartered for 672 children.

Site Plan (Depiction of site plan).

- Site plan has 49 parking spaces, and proposing to build above the parking spaces
- Entry at ground level at back of property, landscape behind, adjacent to the Greenway

- Last year, spent time with Massport about how to keep our planting in harmony with the Greenway and did some repairs to the retaining wall on the Massport side
- A day care center is being considered for the children of the staff

Pat Forbes - Just took our first set of plans to BPDA and I can be assured to tell you that this plan will change, but all for the good. The next time we come back we can show you the revisions. We want to align with the library. The building is proposed to be above the parking area. Currently we have 49 parking spaces on the site and another 4 to 5 in the easement area, between Excel and the property next door. This will probably reduce the parking to 33 spaces from 49. We will be able to continue the use of the spaces in the easement.

Karen Maddalena - Could you repeat what you just said?

Pat Forbes - 49 currently on the lot, 5 to 6 in the easement driveway between the school and the property next door. With this plan it would go down to 33 spaces on the site, maintain the rest of the spaces in the easement area, and we will be leasing additional parking spaces from the property next door. We will be able to maintain what we have currently, but we would also be able to meet the zoning requirement for the 56 spots.

Karen Buttiglieri - How long of a lease for the property next door?

Pat Forbes - That is open at the moment because it is unclear when the property may be developed. Our intent is to work with the owner of the property, so that in their development plan, have parking spaces for the school included.

Karen Buttiglieri - How many spots are you looking for?

Pat Forbes - We will be looking for 20 to 25 spaces on that site. We will have everybody moved over there during construction and then we will move them back to the 33 spaces here and continue to lease what we need from next door.

Bob Strelitz - So you would have a couple of more spaces than you have now?

Pat Forbes - Most likely we will be able to get more spaces.

Louise Montanino - I understand you are going to have the same amount of spaces, but you are also going to have another building. How many more spaces are you going to need for that other building?
 Pat Forbes - That is part of the transportation plan that is being reviewed right now. To look at what the demand would be for the building. Initially, in 2013, when we did the transportation plan, we were required to have 49 spaces for the combined high school and middle school. We knew there would be an increase in demand.

Louise Montanino - How many staff members will you have in total between the 2 buildings?

Pat Forbes - There are 37 staff at the middle school at Orient Heights and there are 84 at the high school.

Louise Montanino - 84 and 37, around 130.

Pat Forbes - But they do not all drive.

Andrew Solomon - Many of them live in the neighborhood.

Karen Maddalena - 37 staff positions will be coming to the new building.

Karen Buttiglieri - When you put in the day care center, most people, bringing in their children, will be driving in.

Pat Forbes - About 10. The center is small.

Karen Buttiglieri - So those 10 people. Are they currently coming by MBTA or parking their cars?

Pat Forbes - It is unclear right now because we have not done a list of the offerings for the daycare.

Karen Buttiglieri - I have to say I am disappointed because from the very beginning, when you came to the groups, my question was and I think Mary had the same question I had at that time, when we were

told the building would be so high, to have both schools there, etc. Then you came back because of financial problems, my response was that maybe you possibly could build on top, so you would have that. You said the building that was currently there would not be able hold the weight. But, if you did do that, we wouldn't be doing this right now.

Pat Forbes - I understand.

Karen Maddalena - There are 49 parking spaces now, plus 5 and then what was the 30.

Karen Buttiglieri - From Orient Heights, 37 staff.

Karen Maddalena - So when the staff comes over there will be 49 plus the 30?

Pat Forbes - Not necessarily because many of the staff are East Boston residents and many come by the T. We are working with the transportation consultant to go through that analysis, so we will understand exactly what the impact would be.

Karen Maddalena - I also would like to mention that some of your staff has been parking on Bremen St. I have seen them going to their cars after school. We are in such a tight thing with the library. I am concerned about the parking spaces.

Pat Forbes - I think it is our hope that when we complete the transportation piece, we will speak a little more definitively about how many people we think will take the T, how many will drive, carpool, walk, etc. Both staff and students.

Louise Montanino - How many of the 49 spaces are now being used?

Pat Forbes - I would say most of the spaces are used off and on, but quite often.

Mary Berninger - So you have 49 spaces now and 4 to 5 initially in the easement. You were going to drop it down to 33 and you would be leasing spaces next door, and during construction. So at the end the total would be 56.

Pat Forbes - The 56 is what we are required to have by zoning. We will look at whatever opportunity we have for additional spaces post construction and that would be determined. One of the things Excel is doing right is, we will be subsidize MBTA passes. They also charge for parking, so it is not free for all for everyone.

Karen Buttiglieri - How much do they pay?

Andrew Solomon - It depends on how much the employee earns. We try to make it progressive. \$50 to \$150 for the year. We are not doing it to try to make money. We are trying to say, 'if you use mass transit we will help you, if you want to park in a spot it will cost you'.

Karen Buttiglieri - I pay \$67.50 a month and I think I have a bargain.

Mary Berninger - Back when you were designing it, one of the things we worked out was with the neighbors across the street who are complaining about the parking. Not just this project, but because of the library, the overflow from the Day Sq. area, the restaurants, etc. They were told they could use it on the weekends and non school hours. How often do they use it, is it full?

Pat Forbes - I can't speak to that directly. I think that is something we can look at. Karen brought that up earlier. The library is one of the partners that are able to park there as overflow.

Mary Berninger - I think you are misunderstanding me. I am saying that we worked it out with those neighbors because they were adamant. I am a little disappointed that with all that work they didn't use it. That kind of flies in the face of the community process; to try to bring those extras to the community. It would be interesting to know. Are you going to go around and offer it again?

Pat Forbes - We have spoken to some of the direct abutters. We have had additional meetings and we also are going to schedule another meeting with them once we go through a little more thorough investigation that we can present to them and have those discussions which will be coming up in the next couple of weeks. Still in process.

Karen Maddalena - Another thing I would like to say. As a rule school, is not open on Saturday. Some of the neighbors parked in the parking lot. However, you did have an event that day and the cars were towed.

Mary Berninger - Also, you were going to allow, if needed in the community, to use the gym. People would enter through a rear door and not go through the building. Have adult supervision, someone at the door. Has that ever happened? Has anyone else used the gym?

Andrew Solomon - Absolutely. Community groups do use the gym.

Bob Strelitz - Margaret, you had something?

Margaret Farmer - Could you clarify what the business is to the left that you are looking to take spaces from? I know you said it was an open ended lease, but you would't do this unless there was a guarantee about a certain number of commuters, 2 to 5? Are there any kind of those discussions? Like a minimum of this many?

Pat Forbes - There hasn't been a discussion about what the end date is. I do not think there are development plans in progress right now.

Mary Berninger - Who is the owner of the owner of that property?

Pat Forbes - Joseph Recupero.

Mary Berninger - Isn't that being held up because the height he wanted was prohibited by FAA? So that's why it is on hold, Anthony?

Anthony Guerriero - Joe Recupero owns that property which was the old lumber yard. He came to see us about 8 months ago with a possible enclosed development. There are height issues. We had talked multiple years ago. He came in that one time and we haven't seen him since. I do not know if he is altering his plan or what he is doing. From what I recall it was a residential building.

Karen Buttiglieri - Which means they are not gong to get any parking, once that happens.

Pat Forbes - Unless there is structured parking as part of the development plan. I think that would be something that would be part of the ongoing discussion, but we know of no plans to date.

Karen Maddalena - Mr. Recupero is a developer and I am sure at some point that property is going to be developed into something. If that happens, what would your contingency plans be for parking?

Pat Forbes - The first thing we would discuss with him is being part of that development plan so that there are parking spaces that would be available within the structural parking plan.

Karen Maddalena - I would suggest that you get that clarified when you come back to us, so you have something more concrete to tell us. Right now everything is conceptual.

Pat Forbes - Sure. I don't know how much information in terms of the plans for the development we can offer. But, certainly, short term, in our discussions with him, we can clarify when we come back.

Louise Montanino - I think we are more concerned with your long term plans because once he develops it, he is going to need all the parking spaces he can get for what he develops. So, you are going to be out. You are not going to have any parking spaces.

Pat Forbes - Unless that is part of the negotiation of the development. We have a good relationship with him and we are hoping that would be something we could maintain.

Karen Buttiglieri - What color scheme were you looking at?

Pat Forbes - Right now what we are thinking about is the piece facing the Greenway. It will be more of a gold color. The students would enter at the ground level. Cars would come in, loop through, and drop

off. The entry is at the back of the property, so there is less of an opportunity of queuing up towards Bremen St.

Karen Buttiglieri - I hope it would be more subtle than that yellow.

Pat Forbes - It won't be all yellow, more of a gold. Again, all of the materials are being developed right now and discussed. A big part of that would be what the BPDA would like to see as well, in terms of the scheme. I think it will be a relatively neutral building. Excel has color on a little end cap. Something that would mirror that. It would be something similar to what is there now.

Sal LaMattina - When is all this going to happen?

Pat Forbes - We are hoping that by late summer we will be able to get the permit and begin the work. The goal is we will be in by the school year, 2020/2021.

Karen Buttiglieri - I think that we all have concerns about the parking. It is congested down there. I tried to go to the library and it is not an easy task. Especially if you do not live in the area. I live up the Heights and I am not going to take a train to go down to the library, living in the neighborhood my whole life. I know that a lot of new people come in and use the MBTA.

Lucille Monuteaux - Where are the parents of the children themselves, the teenagers, where are they going to park for the graduation? Aren't they going to come with cars? I just mean you need a lot of spaces for a lot of the things. They want us on bicycles or the train. It doesn't work like that.

Bob Strelitz - Pat, you can see what the concerns are.

Karen Maddalena - I would suggest you come back with a more definitive plan for parking. Mention this to Recupero. Get a commitment from him, so it is more concrete, so we won't be wasting our time and we can move on.

Karen Buttiglieri - I would like to add that Excel does a great job. I have been kicking you around about the building, but I have to say, you really do a wonderful job. I am pleased that you are in the neighborhood. What is the ratio right now of East Boston residents versus Chelsea?

Andrew Solomon - It is about 50% East Boston.

Karen Buttiglieri - And it is going to be like that with the new building?

Andrew Solomon - I expect it will be more. About 60/65%

Margaret Farmer - You are completely leaving the building on Saratoga?

Pat Forbes - Yes. That is not our building. It belongs to Mr. Lombardo and the lease will expire concurrent with the time the school will be ready. It started in 2003 and at the beginning it was good and now it is time.

Bob Strelitz - So if you can come up with something more definitive about parking, I think that would be great.

(Meeting paused to allow Pat Forbes and Andrew Solomon to leave the meeting.)

Bob Strelitz - Are there any options for the basketball court? Not so directly into the neighborhood?

Anthony Guerriero - It's right on the street. We can talk about it.

Anthony Guerriero - Here we are after 2 years of research and having a lot of meetings. We have come up with a pretty good product. In the paper last week and this week, we have done the advertising for the meeting taking place in this room next week. Staff will be here at 5:00 and I would ask that the members of the PAC be here at 5:00/5:30. We are doing a quick Power Point presentation. This room will be set up for about 100 people. Food in the back and a sign in table at the door. I am asking that some members of the PAC work the sign in tables. We will have 3 tables with the 3 options manned by

Marion, Fey and Nassar. At the end of the brief Power Point presentation, which is just an introduction, but, also, to provide those in the audience a little bit of history about what has happened over the last 2 years and how we have gotten to this point. I will introduce Bob Strelitz who represents the PAC and reaffirm the relationship between the PAC, Massport and the larger community. I will also invite the community to the remaining PAC meetings, for the rest of the year. Bob, Maria and Richard are working on flyers for those PAC meetings, from May until October. I will print them up and place them on the chairs so there is no question as to when the next PAC meetings are. You have been to a lot of community meetings and there will be plenty of people who are going to say they did not know about the PAC meetings. Now, they will have a piece of paper that will show them the PAC meetings, beyond what you have on the web page. There will be food, start at 6:30 and hopefully it will not be too long a meeting. I think people will be commenting on a couple of things. 4 weeks ago we started the roll out. We went to 7 community meetings and the meetings have been positive. We talked about the history of Phase II through the Logan Impact Advisory group (LIAG). The LIAG process attached to Massport's parking, the parking amendment, and we had a lot of positive feedback. Want to thank Mary Cole, Karen Maddalena, and, more importantly, Mary Berninger, for attending all of these meetings and supplying support to me and the other members of the Massport team as we did the rollout. Not a lot of questions other than the usual; maintenance, security, hours of operation. One question pertaining to it being an active park versus a passive park. We have already said it will be active. There was a question regarding a dog park. We said that we have already built a dog park at Bremen St. Park and there were complaints with that park. We all recognize that we are not going to make everybody happy. I think we are in a good position. I think that some of the questions that you asked at the last PAC meeting about athletics, spray fountain, picnic area, paths, lighting, etc., were good. Amy, Fey, Marion and Nassar are going to go through that. Feel free to ask questions.

Karen Maddalena - Looking at these plans I think you are being stingy with the sailing center for space. Anthony Guerriero - This is within the \$15 million that we have to build Phase II. It is 1000 sq. ft. This team is going to highlight and address their needs in terms of the outdoor teaching space. We have to remember that we have a certain amount of money to spend on the entire park for design and construction.

Mary Berninger - When I first looked at the whole plan, and you know I love green space, and I wanted the resiliency piece, but there is just so much of that, and so few pieces of apparatus for playing. Feel that it is heavy on the green, heavy on the trees, the berms, etc. There is not a lot of activity.

Amy Blake-Baldwin - Can we have a chance to make a presentation? I would like to give Marion and the team a chance to respond to that. Go over what the expectations are and go from there.

Bob Strelitz - That is okay.

Bernardine Joslin - The 1/2 basketball court is great, but on the other side of that wall, can you have handball?

Marion Pressley - Yes, you can have handball in there.

Bernardine Joslin - Also, I do not like the fact that it will be unisex bathrooms. I think it should be men, women and children.

Anthony Guerriero - It is a one single use bathroom. Either a man or a woman can utilize it.

Karen Buttiglieri - It is only one stall, but will there be more than one stall.

Anthony Guerriero - 2 stalls with separate entrances.

Power Presentation

Marion Pressley - Option 1

Information is printed on the bottom of all hard copies

- Multi purpose field in the middle has 1 acre, open space
- Hardscape is parking lot, path system, play area near sailing center
- Explained the need for the berm, modulation of land to stop the water penetration, not unusual space, just a different kind of play, children can run, etc., it controls the movement of the water
- Sailing center has 1000 sq. ft. with the outdoor space, area for students to sit, building currently has 600 sq. ft.

Mary Cole - What is the sq. footage of the bathrooms?

Marion Pressley - They haven't totally designed the building, but around 300 sq.ft.

Mary Cole - So the expected space will be around 900.

Marion Pressley - Right, which is more than they have now.

Mary Cole - The outdoor sheltered space?

Marion Pressley - About 600 sq. footage which is what they have in the trailer now.

Mary Cole - That's not what we have in the tent.

Marion Pressley - I realize this but that is what we have in this proposal.

- Building has to be designed, have to go through it programs as to what is needed
- Picnic grove for family gathering space, outdoor seating area for the sailing center
- 2 brick paths from Marginal St. to the circle at the harbor, all other paths including the surface of the Harborwalk are bituminous
- There was concern about the brick being tripping, even though we got an award from the disability people about the great pavements
- Swing sets on upper left corner up by the berm is for adults, and a playground climbing section
- On the paths there are the music stations, paths through trees, etc.
- Water feature located down near the Harborwalk, from original 2000 plan, all paved, it can be bituminous and can be colored
- Benches along the harbor walk
- Youth soccer sized multi use field, not just for adults, free space, but anybody can play

Bob Strelitz - So it could also be used for soccer and volley ball.

Marion Presley - It could be anything. Has a seeded area with picnic tables looking out onto the field, and there are handicap picnic tables in there.

Mary Berninger - I thought we talked about every table being handicap.

Marion Pressley - If we did that, every table would have to have a 3 ft. path going through the grass.

Mary Berninger - I just would feel terrible if people would not have enough spaces. It would be a shame because of accessibility.

Marion Presley - It would look like a spider web. We would have to pave it.

(Discussion on the amount of handicap tables, it can be looked into more, where they can make it more accessible, the limited space for moving around.)

Marion Pressley - It also has a seating wall and a 1/2 basketball court in upper corner. Not thinking about the neighbors, but the kids. Have taken my grandchildren to various parks to play and with adult men there is a lot of language that was less than good. Difficult to explain to children. The use of basketball is an active, noisy sport. I thought it would affect the neighbors, which is your point Sal, but, I also thought to keep it up in near the parking area, surrounded by trees and a fence.

- This option has the 65 parking spaces inside and we kept the entry gates the same, on the left, one near the housing and one off the street

- The benches along the path would be a place for sitting
- No demolition of the pier in this scheme or in any scheme, just a portion of it

Michael Bruno - Question about the berm at the top of the park that is sloped towards the water.

Marion Pressley - It is sloped in both directions. A berm is a high point and it slopes towards the water and the parking lot.

Michael Bruno - Then the walkways follow that.

Marion Pressley - That's right. They cut through it. Like the dunes at P town.

Michael Bruno - Is it designed to prevent, if the harbor rises, to prevent the water getting in?

Marion Pressley - It can also go down the path. Also, the acre we have in the middle, acts as an area where the water comes into and does not run out because the berms keep it in.

Nassar Brahim - Just to get a perspective on this. The elevation that the park will be raised to in general because we need to add some soil to get away from some of the older soil below. It is very unlikely that you will have water on that in the next 30 years. We are designing this for 50 years from now as part of what the city is looking at to create a coastal, protective system along the entire waterfront. There is a lot of information about that whole program, different websites, and Massport has decided this would be an opportunity as part of that solution.

Marion Pressley - We went to that original study to look at it and see what was advised. That's why this is part of the scheme.

Nassar Brahim - It is not like we designed this park to be flooded every day or that we expect the water levels to get there or with a big storm have the water jump the berms.

Anthony Guerriero - If you take a look at the design, it kind of replicates what we saw at the Brooklyn Bridge Park in New York. The berms on each side separates that noisy activity from Marginal St. and opens up to the waterfront.

Nassar Brahim - By setting it back from the waterfront, we are creating better views in many cases, rather than putting it (the berms) on the waterfront and blocking views.

Mary Berninger - How tall are they?

Marion Pressley - We are trying to get 21.5 at the top of the berm.

Nassar Brahim - We have the original design from 2002 so, if we take that as a template we are only going 1/2 foot to 1 1/2 feet higher than that. The earth will be spread out a bit more. We will try to create sort of a fun space for it so that it won't be something you notice.

Mary Berninger - I don't want those neighbors to see their vistas change.

Marion Pressley - It is not going to be too different from the berm you have at the parking lot in Phase I. It is a berm to sort of screen the head lights of the cars as they came in or to protect the cars.

Nassar Brahim - Construction has been going on and there were piles of dirt there. We are creating a much better view.

Marion Pressley - It is going to go up to 21.5 which is about a foot and a half above the field. The field will slope and we have to put 3 feet of soil on the entire site. That's why we have the wall with the fence. That raises us up to the 3 feet that we need, to be above the material that is questionable below.

Nassar Brahim - In the parking lot it will seem fairly large. The park in general will be a lot higher than the ground is today, so the difference between that berm and the rest of the park is not going to be that significant. This is conceptual right now. We have not drawn the topographic lines for the future. We take your feedback into account, start playing with soil and, we will come up a more defined idea.

Marion Pressley - We need to do more grading with this and I would like to have some grade changes over by the music thing.

Melissa Tyler - Questioning the 21.5 ft.

Amy Blake-Baldwin - The sea level is at one height 15 feet above something, a main number, and then 21.5 She is using a contour line and is something conveyors/contractors use. We are adding 3 ft. of soil on the main body of the whole park, and then 18 to 21 inches above that.

(The ensuing discussion totally cleared up the confusion about the height of the park.)

Marion Pressley - When you stand up in the parking lot you will see over it. I shouldn't have used a contract number.

Anthony Guerriero - Please go to the parking lot in Phase I. What we have here is going to be similar to what we are going to see in Phase II. By the time this process is over my tombstone will be in the first one. (Lots of laughter). It is going to be the same height as the berm will be

Marion Pressley - If you go there and look at it you will see the berms and the plantings on it.

Mary Berninger - On the multi purpose field, I just envisioned divots everywhere. Is that going to be artificial turf in the middle?

Marion Pressley - It will be grass and it will be taken care of. It is going to have a good structural soil under it, and we won't have to worry about it being used. So it will have better drainage.

Anthony Guerriero - What we have done in Phase I, is that sometimes, when there is a big event, the guys will siphon off that area of growth so that you can't use it. The grass recovers.

Marion Pressley - It will need to be repaired. I don't think there will be a soccer game going on there all day. We have been very successful in the one in Pittsburgh that is much larger than this. They play soccer on it, we have structural soil there, irrigation, etc.

Marion Pressley - Option 2

- The number of parking lot numbers are reduced, this one is 43, allows more berm space
- Water feature has been pulled back, off of the water to the base of the berms, with swings on either side, with play structures, jumping jacks, etc.
- Could have beach grass look on berms
- Has a picnic grove and moved the adult play area with a pavilion that can have seating underneath
- Children's play ground, the music is part of the play experience
-

Mary Berninger - What is the footage of the water feature?

Marion Berninger - 24ft. diameter.

Mary Berninger - It is a good size. Not only certain age groups can use certain equipment?

Marion Pressley - The children's play areas has fencing around them. We are proposing a different fence than the existing one. We are trying to introduce something that has a wave to it. 1 1/2 to 4 ft. It can be done in a nice color. We want to bring more color into the fences. The playground has resilient surfaces.

Anthony Guerriero - We are taking inspiration from the Navy Fuel Pier. Take a look at the interior fences in that.

Marion Pressley - We are trying to do something more playful. Also going to use resilient pavement. We have to do that under any of the structures that have height to it because if they fall off it has to be a resilient surface. In other areas, down where the pavilion is, we could do a pavement, but we could use a tennis court resilient.

Mary Berninger - I can envision maybe some parents would determine if the kid was old enough to use that exercise equipment. I think that is wonderful

Marion Pressley - But, there is a fence issue.

Melissa Tyler - Is it code that there has to be a fence?

Marion Pressley - I don't know if it is a code as much as it is that parents like to be able to have the children go in and have a fence.

Melissa Tyler - Could we do something more creative? Like they had down in the Brooklyn Bridge Park. They have water sprays that kids ran through.

Marion Pressley - We could do almost anything. I think it is going to be determined somewhat, but I don't know what the liability would be with Massport.

Anthony Guerriero - Just on that point, in terms of what I recall in what we saw at Hudson and the Brooklyn Bridge. A lot of those places were fenced in. It was isolated with trees and slides through the berm. But, I did like those features.

Melissa Tyler - You slid down the slide to get in to it or you could roll in with a wheel chair or a baby carriage.

Anthony Guerriero - In our other parks, Piers Parks and Bremen St., those are fenced in, so I think there might be a liability issue. What Marion is proposing is to do something creative. Instead of having the stale black fence, it could be colored, waved. Looking at inspiration from the Navy Fuel Pier; we used different types of iron for the fenced off areas.

Marion Pressley - You could look at Neponset, too.

Karen Buttiglieri - Sometimes color is tacky.

Marion Pressley - We won't be tacky.

Amy Blake-Baldwin - We want something that is going to last and be classic, but bring in that element of fun.

Karen Buttiglieri - Bring in that element of fun, but don't forget classic.

Mary Berninger - Where are the water feature expectations?

Marion Pressley - Those will come later.

Mary Cole - What is the size of the sailing center?

Marion Pressley - Same size.

Anthony Guerriero - Just to illustrate Karen's point, similar to what we did with other projects. Once the design is done, and we get closer to construction, all of the color palates will be brought to the PAC. Different shades of red, blue, etc. You will get to select them.

Marion Pressley - The same with the sails, the color of those. There are different things that can have color.

Mary Berninger - You mean the sails and not the shade structure.

Marion Pressley - Yes, the shade structures that are above the play area.

Karen Maddalena - There is a play area in Chelsea, a water play area for children, and there are no fences.

Amy Blake-Baldwin - That's fine, but this is up to Massport.

Marion Pressley - I would love to get rid of the fence, personally, but let's wait and see. There might be liability issue. The sailing center is still 1000 sq. feet, it has a space outside for seating for the students and then it has 3 cafe tables. Also, in this one, the sailing center is on center on the harbor. The building will be featured in a different way, back further.

Karen Buttiglieri - When you say that 1000 sq. footage is the building and of that 1000 sq. footage 300 sq. footage is the bathroom. So, it is really 700 sq. footage of usable space?

Marion Pressley - The bathrooms are usable for the students. Right now, they have to walk their students up to the children's play area to use the bathroom.

Karen Buttiglieri - But, they are bathrooms for both.

Marion Pressley - This building always had restrooms facilities in it. They will be able to be entered from the outside, so you do not have to go into the building.

Mary Cole - So, the general public will be mixing with the summer camp kids, using those bathrooms.

Marion Pressley - Yes, just like the campers go up and mix with kids in the playground.

Mary Cole - The challenge I have is that covered area, where we take the kids when it lightnings and rains. Our current covered area is 3300 sq. footage and that is shared with people. It is very tight and it is full of kids when they are sheltered from the rain. That is also where we serve lunches for Project Friendly at the YMCA. So taking that 3300q.ft. and break it down to 3000 sq. footage will really impact our programs.

Alaina Travaglini - I think we have a great relationship with the Piers Park Sailing Center and we are willing to be a partner. I just think that we have your whole list of requests for the new sailing center, but something has to give. So, if you want to see a larger space for the sailing center or amenities for the sailing center something else has to be given up.

Melissa Tyler - Can we get rid of all the trees, half of the trees?

Bob Strelitz - No, no.

Melissa Tyler - The trees you have picked out for there are dying on the other side, the neighbors on the other side are complaining about them. And, how many trees are there?

Marion Pressley - I don't think Massport is allowing them to die.

Melissa Tyler - It's a forest. No, they are not allowing them to die, it's the weather.

Mary Cole - To be clear on that. I don't think the sailing center is asking to expand; we are just asking to keep the sq. footage that we have now so we can keep the programs we have now. Otherwise, we would have to look at how we could deliver those programs.

Karen Maddalena - You hear it, but you are not demonstrating according to these plans. Anthony, said that we have \$15 million to spend. But, I don't know what the analogy is. \$15 million versus the space. I just don't understand.

Anthony Guerriero - We have gone through these options and designs through multiple conversations with everybody, including the PAC. We met with the sailing center, some of you have been clear and supportive. We see the sailing center as active partners in the park. We are trying to accommodate them. We have been asked for outdoor space and we are trying to accommodate that. We have been asked for different kinds of exercise equipment and we tried to accommodate that. We are dealing with \$15 million to construct the whole site. There are certain things we have to make decisions on.

Karen Buttiglieri - Maybe if you open up your wallet a little more, maybe then, we would be okay.

(Undistinguishable chatter.)

Karen Maddalena - If you have to give up something then give up something on the other end. It is a wonderful program and not just for kids. It is for the handicap, veterans, high school, etc. To sacrifice their program, and I do not even want to go there, but to give them less, I think is a disservice.

Melissa Tyler - And what about the half basketball court?

Mary Berninger - That is going to fit into what I am going to say, and this is my opinion. We have multiple constituencies in East Boston that need to use this park. Remember where that tent is, that is actually outside of the confines of Phase I. I would have a hard time increasing the sq. footage for the sailing center in the park and have to give away any other feature that someone else who won't ever sail, never has sailed or no desire to sail, would like to and is looking forward to coming to this park for other reasons. There is still another parcel that is being developed and that is Phase III. So, the part that you are looking for, that outdoor classroom/protective shelter, during the inclement weather, to me it makes sense to try to look forward in a thinking way to that parcel. That is not even created yet. That they wanted to bring down to the water's edge. This is not just for the sailing center folks. The whole park is for everybody. If we make it so we accommodate just one use in an overreaching way, I think that is a problem.

Margaret Farmer - I actually think, and to go to your point, and we talked about this in several meetings, that what the sailing center is asking for, could be designed in such a way so that multiple constituents can use it. I think having that there for seniors to come in and have a picnic, birthday party, is actually a really great use of space that a lot of people could benefit from. To me that is a design issue. An area that is flat, that has a covering, a table that can be used by a variety of different constituencies. Certain hours of the day during the summer it is reserved for the Piers Park Sailing Center. Then the question of who has to do the scheduling would be the park sailing center. Part of their responsibility would be to manage who would use that space when they are not using it because they receive the benefit of having first access.

Mary Berninger - That creates an autonomous situation, especially because there will be quite a bit of time that they reserve for their activities. The idea of coming to this park is that it is for everybody. No one is autonomous. What they are being offered is far and away, I think, more than they have now in terms of money being spent.

Mary Cole - Actually it is far less when you look at the storage.

Karen Maddalena - (to Mary Berninger) You have never been a supporter of the sailing center.

Mary Berninger - I will not sit in this room and have one more person, not you, Karen Maddalena, say that I am not an advocate for that sailing center. I have been since day one, I continue to be, but I would like to use a little bit of common sense and recognize that there are many people in East Boston who go to Piers Park. I resent your remark, and that was not even subtle.

Karen Maddalena - That was off the record.

Mary Berninger - Nothing in this room is off the record. Nothing.

Bob Strelitz - Mary you are well recognized as an advocate.

Mary Berninger - I don't need to be thanked and I don't deserve criticism. Thank you, Bob

Marion Pressley - I just wanted to point out that we do have the pavilion similar to what you were talking about in this scheme, which has that kind of purpose to it. That is a pavilion where elderly, or part of the family group, can go and use that pavilion.

Margaret Farmer - So then, what about moving the pavilion near the sailing center, so that it could be used by them but also by others. I see a lot of what we are asking can be resolved by design.

Marion Pressley - And, also, not one of these are final. They are all options and you will see that, within them, there are different choices.

Amy Blake-Baldwin - Option 3

We have been introducing items like this pavilion. See the dotted line at the top of the sailing center. We are looking at the idea of a design with cover that can be used by everyone as a structure, as a classroom, a tent. We are trying to accommodate that type of use as well as make it available to everybody in the park.

Anthony Guerriero - It will be a permanent structure open on 3 ends.

(Comment undistinguishable.)

Amy Blake-Baldwin - We are hearing you and we are trying to acknowledge that in just this vague message/design, right now, until we get to the actual design.

Marion Pressley - This is still in diagrams.

Amy Blake-Baldwin - None of this is set in stone.

Mary Cole - I really appreciate this. My question was about the sq. footage.

Amy Blake-Baldwin - We don't have the sq. footage just yet, except for the 1000 sq. feet for the sailing center.

Mary Cole - You said the tent was 600 and that was why I questioned you on it.

Amy Blake-Baldwin - That was on Option 1. I do not know the numbers on this one.

Marion Pressley - This also shows the idea of volley ball being set up, which is very popular in some places. Down in the Charles River, etc., just an idea.

Anthony Guerriero - Let me interject. We have 3 options here that we are sharing with you. We are coming back to show you the benches, the bricks, the bituminous, the equipment, music equipment, etc.. What we need to do tonight is get through these. We show them to the community next week. Then from May to September, you will work with us, move things around, (interchange the options).

Melissa Tyler - Could we have a rough item of cost per item? The basketball court cost, the children's playground, etc?

Marion Pressley - Not today, but we do have that already figured out. At a later stage. Back to Option 3.

One of the things we have done in this scheme that is different is, we moved the parking outside the wall. However, when we do that we are limited on how many spaces we can get. We are reducing the number of spaces down to 35 including the handicap spaces. We also changed the entry way because when people enter now they are not going to come out of the parking lot through the fence. There is a wall and a fence. They can't come from the parking in to the park. They have to go either to the right or the left. So we made the gateways the same as they come in.

Anthony Guerriero - This is what you asked about at the last meeting, about exterior parking. This is different from Phase I and you now have a fence on the perimeter of the parking; the entrances being on Orleans and Piers Park Lane.

Melissa Tyler - Did you talk to Roseland?

Anthony Guerriero - We have not. This is what you asked for that will be encrypted complications in terms of the people parking there overnight. That is the challenge.

Mariion Pressley - And you can't move them. When you come in the daytime it will become permanent parking and there will be towing.

Melissa Tyler - That is what we were saying; 2 hour parking during the day.

Marion Pressley - This is the same as the Butler Park is designed. It has the angle parking. We have also increased the amount of berm here that can become again informal play space. We moved the water feature down to the bottom again and have changed it in character. Instead to being a simple circlet it is 2 areas of play. There is some sail with it for shade, there are benches that people can sit on. We have also included benches down at the bench swings. I think that's a good user item. You are sitting and looking out onto the water. I have even been thinking about taking some of the standard benches out and making a few more of those, that works. I think it is a nice feeling, to be able to look out and have the swing idea.

Mary Berninger - In the first one, the rope climbing feature? Is it possible to consider putting that in this 3rd one in the far left corner because there is no large muscle play in here?

(Discussion on the climbing structure, a lot of over talking, etc.)

Marion Pressley - Think of it as a climbing structure. It is something people can climb up onto and just as climbable as the first one.

Amy Blake-Baldwin - We can pick those elements later. Sometime during the summer.

Marion Pressley - We have the picnic grove, the inclusive exercise equipment. What we have done here, and in the last scheme; we have increased the number of picnic tables over by the sailing center. To have the cafe tables still and this still has the 1000 and 600 sq. feet. If we took the fence away from the fence piece, the thing with the berm and the idea with the slide is you can only get a slide on these berms that is good enough for a toddler.

Melissa Tyler - That's what they were. Just little tiny slip slides.

Marion Pressley - I know, but they are not very exciting. So, here we have the same thing with the pavement, the bituminous, the brick, etc. We are trying to do a lot of the same features, but the reason this is 69% is that we have given more over into land form. That doesn't have to happen because the lower berms could be done away with and expanded into more play space or picnic space.

Mary Berninger - Because you are more concerned with the back end, for protection

Marion Pressley - For the water I am. I have a real berm here that I didn't have before because it doesn't have any cut through it. I couldn't take out that area where the play area is, that could be expanded into a bigger area. The same with the picnic grove; we could do away with that berm. We just wanted to show the grade changes because there seemed to be a lot of interest in the berms.

Louise Montanino - I have a question for Anthony. Before making any decision for what we would like, do you think you could get a letter from Massport saying that they will make that area in Phase I an ice skating rink? So that we have it set in concrete before we do Phase II.

Anthony Guerriero - I don't believe that will happen. We are evaluating it. Some of the guys in Maritime, that maintain it, say it is not necessarily a good idea. We looked into it in terms of the maintenance, the overall maintenance of the park, putting a tarp over it, build a wooden structure around it, etc. Might have damage to the park.

Marion Pressley - You have to have a place to vend out the skates. Place for the machine that comes out and scrapes the surface, the ice scraper.

Mary Berninger - Where is the Maintenance building?

Marion Pressley - I do not have the maintenance.

Amy Blake-Baldwin - We'll take it out of the sailing center. Just kidding.

(Laughter.)

Anthony Guerriero - The maintenance. We have talked to Maritime that maintains it, and we have talked to the Port Director. We are looking to accommodate their needs, maybe next to Phase I. They won't have to drive into the street and can seamlessly enter Phase I and Phase II.

Marion Pressley - On the far right where the pine trees are.

Anthony Guerriero - They need something and we are trying to accommodate them. If you put it on this phase, you are taking more space away.

Louise Montanino - Where are you thinking of putting it?

Anthony Guerriero - Possibly adjacent to Phase I.

Marion Pressley - On the pier, break through the fence. (Pointed out the area on the depiction.)

Fran Carbone - What park did we say was where there were stones, where the water was trickling though?

Anthony Guerriero - Saw one in Brooklyn and was there one in Charlestown? It was Roslindale.

Marion Pressley - I think one of the more interesting ones was up at Harvard, by the science building, with the steam.

Bernardine Joslin - The water features, colored lights?

Marion Pressley - We definitely are not having waves like we had before. They could have colored lights in them. They need to be jumping jacks. There are also the kind that come up, the kids can put their foot on it, stop it and it would come up again. We definitely don't want something with tremendous pressure, too powerful. It can be done on demand as well.

Anthony Guerriero - We saw the button feature at Roslindale and the Rose Kennedy Greenway has those jumping jacks.

Karen Buttiglieri - So, since Roseland was supposed to make the park park-ready, are they doing that or what?

Anthony Guerriero - They have done the side prep and I think it is all done. I can ask that. They are supposed to make it site prepped.

Karen Buttiglieri - Do you think, maybe, since they are not really giving too much of a mitigation, and since they have been delaying it a little bit on the other piece of land that we keep on giving extension, maybe they can give some money towards the park? Just asking a question.

Anthony Guerriero - I do not know how to answer that question. Just so you know. We did work with them to get a sponsorship for the sailing center, \$6000. We are trying to get something from them for the Salesian.

Karen Buttiglieri - I am not talking \$6000.

Anthony Guerriero - I know that, but I do not have an answer for you. I can raise that question.

Karen Buttiglieri - I think we should raise that question. There have been other extensions. It ended last November, and the November before that, etc.

Sal LaMattina - Just so you know. On Phase III, 50% of that should be open, usable space. There should be a community room for sailing, and there could be fund raisers there.

Karen Buttiglieri - But as part of that committee, like you, Bob, Karen etc., we have been waiting a long time for that community room that was supposed to have been given to us.

Karen Maddalena - And they are still in violation of Chapter 1. There are many things they have not done.

Karen Buttiglieri - But, I have to say I am grateful for them for putting the first shovel in the ground. Our community would not be as lovely and I am grateful to them. We made sure that the property would be built in a good way. I think it would be a great question to ask and I would appreciate it.

Anthony Guerriero - I will ask.

Sal LaMattina - Do we have power outlets?

Marion Pressley - Yes, electricity is a part of this. There will be outlets in the lights, and I think, Wifi. You may want some power down near the water features.

Anthony Guerriero - We covered a lot tonight. So, next week will be very interesting. Thank you. I do not know how many people will show up. We are going to need some volunteers when we open the doors. I will have name tags with your first names and that you are members of the PAC. And, you will send me the flyers. Send them to me and I will print them up.(The dates for the monthly PAC meetings.)

The meetings will begin at 6:30 and the staff will be here at 5:00. Have a wonderful Easter and thank you.

(Discussion with Anthony on the set up for flyers. Dates, locations, time, etc.)

Bob Strelitz - Anybody have anything for Old Business?

Mary Berninger - Last month we talked about a couple of issues and we said that we would move to a motion this month. That's why Richie has suggested, through the notice, that now it would be a standing agenda item; Park Relations and Design. Last month, I made a motion that we vote to not have any organized sports in Phase II. So that it takes the onus of us, and it takes the onus off of the Port, because it could become a horror show.

Bob Strelitz - With conflicting people.

Mary Berninger - So that is my motion. This is one vote I think we should do now. There will not be any organized league playing in Phase II.

Bob Strelitz - To Anthony. Mary is saying we should exclude organized league play from this. It would be spontaneous. It would not be team. 1 team against another team.

Anthony Guerriero - We have been throwing that ball around for a couple of months now. I think that what you saw on the design accommodates non organized sports. I think our fear was that if we did something, then 90% of the people would not be able to enjoy the park if they were playing organized sports.

Bernardine Joslin - Then why are you including another soccer field?

Marion Presley - No, we are just showing the size.

Mary Berninger - If we did it tonight it would help us going into next week's meeting. We could defuse a lot of issues.

Bob Strelitz - The motion has been made.

Sal LaMattina - Second the motion.

Bob Strelitz - Motion made and seconded. Any discussion on the motion to not have organized league play? Hearing none.

Voted and passed.

Bob Strelitz - New Business.

Jerry Deneumoustier/Connie Carbone - Motion to adjourn

Louise Montanino - Second