THE BOSTON GUARDIAN

February 24, 2023 Vol. 7 Issue 22



A bike lane on Mass Ave

Bike Lane Slated For Berkeley St.

By Cullen Paradis

Berkeley Street is the latest candidate in Mayor Michelle Wu's push for bike accessibility, but drivers are starting to feel the squeeze as the Back Bay's potential lane losses mount.

The project was first made public on January 23 when the city published a webpage outlining in loose terms their intention to connect Tremont and Newbury Streets with a separated bike lane.

The transportation department

confirmed it's spent the past few months measuring existing conditions along the route such as traffic volume. Planners are now collecting public input to refine into a concrete blueprint.

Their main point of contact is the department's public office hours, held every other Wednesday. Interested residents can schedule an appointment through the city's online events calendar.

Continued on Page 2



By Cullen Paradis

The city has published an open call for submissions to create new neighborhood welcome signs, a welcome change as some of the city's most prominent neighborhoods have gone years without one.

The mayor's office put out their call on February 7, a broad collaboration between several city departments to redesign and create signage welcoming arrivals to Boston's various neighborhoods. They're paying out \$1,000 for each chosen design with the help of funding from the American Rescue Plan Act (ARPA).

Continued on Page 2

Fisher College Has A New Sport: Esport



By Caleb Nelson

Fisher College became the first school in Boston to elevate esports to varsity last fall.

The new esports teams on campus earned top titles in 21

championships in their first season, including a first place win in Super Smash Brothers Ultimate.

Video game streaming platforms like Twitch created huge audiences and prize pools in the millions for gamers. Among the prizes are scholarship opportunities. Emerging from the fringes of dorm culture over the past decade, esports programs have gained popularity on college campuses across the US.

"Esports can be a great segue into STEM fields," said Robert Melaragni, the vice president of Enrollment Management at Fisher College. Varsity esports encourage gamers to gain qualifications that will professionalize their skill set.

The esports program brought more than 90 new students to Fisher College, and about half of them are studying online. Many of these new students are pursuing careers in computer related fields like Cyber Security, Game Development, and Information Systems.

Continued on Page 2

Esplanade Breaks Into the Top Ten



By Mannie Lewis

The Charles River Esplanade is America's eighth most popular riverwalk according to USA Today's "Reader's Choice Travel Awards" program.

Last year, the 64-acre park ranked eleventh.

The publication's editors choose the country's top 20 riverwalks and let its readers vote for the top 10 in an online poll.

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Welcome Signs

Continued from Page 1

The requirements of the signs themselves are fairly broad so long as they include the neighborhood's name, with the competition rules stating only a few technical details and a preference for artists who are living in the sign's neighborhood. Even after a design is chosen there will be three rounds of edits before the piece is finalized.

The submission deadline is March 3, with winners chosen on March 17 and the city looking to implement the designs in "early summer."

"Our neighborhood signs are often the

first thing residents and visitors see when they cross into different areas throughout Boston," said mayor Michelle Wu in the announcement. "I'm excited for this program to empower our residents to create welcoming, creative signs to reflect the unique, vibrant neighborhoods and communities they live and work in."

The city is considering signs for Allston, the Back Bay, Brighton, Dorchester, East Boston, the Fenway, Hyde Park, Jamaica Plain, Mattapan, Mission Hill, Readville, Roslindale, Roxbury, South Boston, the West End and West Roxbury.

The Fenway, Beacon Hill and the South End are all currently lacking their own border signs, though it's likely there are others as well since the city doesn't have an official list.

Members of the Fenway Civic Association (FCA) have been asking for a welcome sign for at least a decade. Officials in the public works department said in 2016 that they were looking into it, but ultimately nothing came of the proposal.

"We've been asking for this for quite some time, are excited to think of creative ways to take advantage of the Mayor's initiative," said Marie Fukuda, an FCA board member. "We'll be having some discussions with area stakeholders.

The South End is notably absent from the list of potential recipients. Despite being overlooked, South End Forum head Steve

Fox says getting a welcome sign is far from the neighborhood's top concern.

"If we can't get the level of attention needed on Mass and Cass and neighborhood voices heard on development issues, welcome signs are relatively low in our priority list," he said. "We have bigger fish to fry."

There's also the question of existing signs that need repairs. Some, like the Back Bay's welcome sign, have serious wear that has started to obscure their text. Still others are out of date, like the Seaport's welcome sign that still labels it as a part of South Boston.

The mayor's office declined to speak about the existing neighborhood signs, saying only that more information will be available "in the coming weeks."

Bike Lane

Continued from Page 1

"Today, people who want to bike from the South End to the Back Bay don't have great options. We aim to complete a missing link in our bike network between Tremont Street and Beacon Street," reads the connection's announcement page.

"Commuters will be able to reach job centers in the Back Bay and beyond, and everyone will be able to safely bike between two vibrant shopping, dining and entertainment districts."

The Boston Cyclists Union was supportive

of the proposal. The Union frequently pushes for protected bike lanes, and one of the only specific elements the city is currently advertising about the bike lanes is that they will be "separate."

"More bike infrastructure is good bike infrastructure. Mayor Wu has said creating safe alternative transit infrastructure is a priority, and there's a lot of pedestrian traffic already in those areas. As more bike infrastructure is installed it will be even easier for people to get there," said Grey Black, the Union's director of organizing.

The Neighborhood Association of the Back Bay (NABB) was less enthusiastic. NABB President Elliot Laffer said they were open to transportation improvements but

skeptical that Berkeley Street could take much more pressure.

That doubt is exacerbated by the city's flirtation with making Dartmouth Street pedestrian only in front of the Boston Public Library, a proposal whose traffic impact mitigation relies on diverting cars to Berkeley.

"We don't know a lot about the plans yet, but any time you do something with Berkeley Street it raises concerns because it's already so congested," said Laffer. "We already have great concerns about closing Dartmouth Street. If Berkeley loses a lane where do they go?"

NABB is holding off taking an official position until an actual blueprint is proposed.

"You can't just say 'well we want to get bikes from one area to another and Berkeley seems like an obvious place to put them.' There aren't that many streets coming through the Back Bay. You need a comprehensive thought instead of individual plans that aren't connecting in a way we can see," said Laffer.

For proponents like the Union, public safety takes priority over traffic concerns.

"Not creating physical space on the road doesn't mean people won't still use the road,' said Black. "I've got places I need to go and people I need to see, and I'm going to use roads whether the infrastructure is there or not. Creating dedicated space for bikes makes sure it's safe when I do."

Fisher College

Continued from Page 1

"In this program's infancy, there's a lot of runway for growth and exploration," said Melaragni. The program will continue to "add games as players are evolving and emerging, and sunset the ones that aren't so popular."

Two cornerstone games in most esports programs are the first person shooter Overwatch and the multiplayer online battle arena game League of Legends where players work together to infiltrate another team's base.

Fisher has ten teams for games including Overwatch and League of Legends, each with its own coach and a unique roster of players. Nine of those teams at Fisher are currently ranked in the top five nationally. The school's developing esports arena presented a few logistical challenges upfront, such as increased internet bandwidth. But Fisher has no plans to change the school's footprint to further expand the program, Melaragni said. He expects 25 to 30 new students to join each year, as older students graduate.

Rows of desks lined with monitors, headsets and top of the line computer equipment fill a computer lab and connected classroom, looking out from the second floor of Fisher's Beacon Street facade.

"We're not putting together a mercenary team," said Aaron Colaiacomo, the assistant director of Esports. "We're looking to create an ecosystem of players who are not only going to be successful while they're in college, but also when they get out of college."

The esports program recruits gamers like Aabid "Abbs" Chaudhry. Abbs enrolled

in Fisher for the opportunity to play at the varsity level. An Information Systems major, at 23 years old Abbs said, "I'm old by Overwatch standards. They look for young talent."

Abbs started playing in 2019 on "a potato" laptop using the lowest graphics settings. Some games take 100 gigabytes or more of space to run properly. Overwatch is less demanding.

Last fall Abbs' team at Fisher placed 3rd in the Overwatch Collegiate Homecoming 2022 Playoffs. They won \$7,000, which they split evenly.

"As with any student athlete on campus, they're here primarily to get a degree," said Janet Kuser, vice president of Academic Affairs. "It's been a good addition to our college."

In the evening after classes, students trek past her office, and up the staircase to gather

in two large rooms at several rows of desks. There they log in and begin to play. "I think some of them are up there all night," said Kuser.

THE BOSTON GUARDIAN

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EDITOR/PUBLISHERDAVID JACOBS

ASSOCIATE EDITOR

CONTRIBUTOR ARYAN RAI

REPORTERS

MANNIE LEWIS

CULLEN PARADIS

EDITORIAL ASSISTANT

Heather A. Burkhardt

20 Park Plaza, Boston MA 02116 Telephone: (857) 265-3022 Fax: (857) 990-3128 | Email: news@ thebostonguardian.com

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Esplanade

Continued from Page 1

This year's winners are:

- No. 1: Detroit International Riverwalk, in Detroit.
- No. 2: Tampa Riverwalk, in Tampa
- No. 3: Waterfront Park, in Louisville, Ky
- No. 4: Smale Riverfront Park, in Cincinnati.
- No. 5: Mississippi

Riverwalk, in Dubuque, Iowa.

- No. 6: San Antonio Riverwalk, in San Antonio.
- No. 7: Wilmington Riverwalk, in Wilmington, N.C.
- No. 8: Charles River Esplanade
- No. 9: Milwaukee RiverWalk, in Milwaukee.
- No. 10: Canal Walk, in Indianapolis.

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Greenway BID Is Celebrating Wood

By Cullen Paradis

One of the Greenway's most important caretaker organizations is celebrating its fifth (or wooded) anniversary, looking forward to improving one of Boston's best-known parks even more in the years

The Greenway Business Improvement District (BID) is an organization founded to give the Greenway a longer term financial footing, collecting income from surrounding property owners and using it to beautify public space. Its leadership voted in November to extend its mission another five years, clearing the way for further improvements to the Greenway's accessibility and programming.

While the Greenway's public space has existed since The Big Dig finished relocating Interstate 93 underground in 2004, planners remained unfulfilled with the park's support structure. That culminated in a 2018 collaboration between city officials and A Better City, a planning and business nonprofit that also traces its history back to The Big Dig.

All told, the Greenway BID covers 17 acres of public space downtown, with a budget of \$17 million over five years. \$1.1

million of that goes toward maintenance annually, with the rest saved for projects to improve the park.

The BID was really focused on being a helpful partner to the city and the Greenway's conservancy," said Rick Dimino, who serves as both the Greenway BID's executive director and the president and CEO of A Better City. "It was clear that the operating capital requirements of the Greenway needed another leg of the stool to support its operation and maintenance."

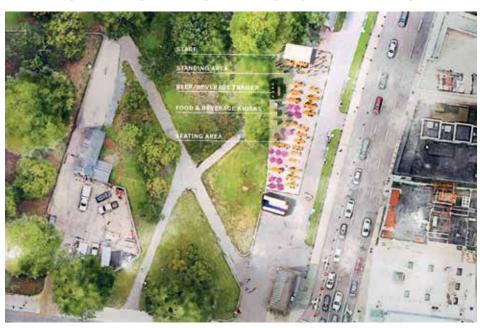
That money comes from the surrounding property owners. BIDs are essentially a regulated addition to the standard tax process, taking some money from the surrounding area each year and adding it to a dedicated fund to improve their territory.

BIDs remain relatively rare, with just three operating in the Downtown.

In the years to come, the Greenway Bid has a range of improvements planned for its park. Much of that will be lighting improvements to Dewey Square and the pathways around it, as well as its rotating mural exhibitions. Funding is also set aside for events to attract people to the Downtown after the pandemic dealt a body blow to tourism.

Continued on Page 10

Beer Garden Coming To Boston Common



By Aryan Rai

Boston Common, the oldest park in the country, will soon be hosting crowds at a new beer garden. Plans have been approved by city officials.

The plan was put forward by Emerson College and Trillium Brewing Co. for a 420-seat beer garden located at the corner of Boylston and Tremont Streets.

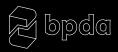
'This new space will also provide locals and visitors a chance to experience the

vibrant arts culture within the city, fostering cultural diversity and civic pride," William Gilligan, Emerson's interim president wrote in a statement.

This is in line with Emerson's recent efforts to upgrade its downtown Boston campus.

In addition to the beer garden, there will be food and beverage stands and a temporary stage to host live performances by hired artists and Emerson students.

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Virtual Public Meeting

11-21 Bromfield Street

March 13, 2023 6:00 PM - 8:00 PM Zoom Link: bit.ly/31716oW **Toll Free:** (833) 568 - 8864 Meeting ID: 160 580 1359



Project Proponent:

Midwood Investment & Development

Project Description:

The Proposed Project will involve the demolition of the existing buildings and the construction of the new 22-story retail/office building. The building will include two levels of retail space as well as one below-grade level of retail totaling approximately 53,770 square feet of retail space along Bromfield and Washington Streets, and approximately 356,930 square feet of office space above, for a total of approximately 410,700 square feet of gross floor area. The building entrance will be on Bromfield Street, with retail entrances and public realm improvements along Bromfield and Washington Streets.

Interpretation services will be provided in Cantonese and Mandarin

mail to: **Michael Sinatra**

phone:

Boston Planning & Development Agency One City Hall Square, 9th Floor

Boston, MA 02201 617.918.4224

email: michael.a.sinatra@boston.gov

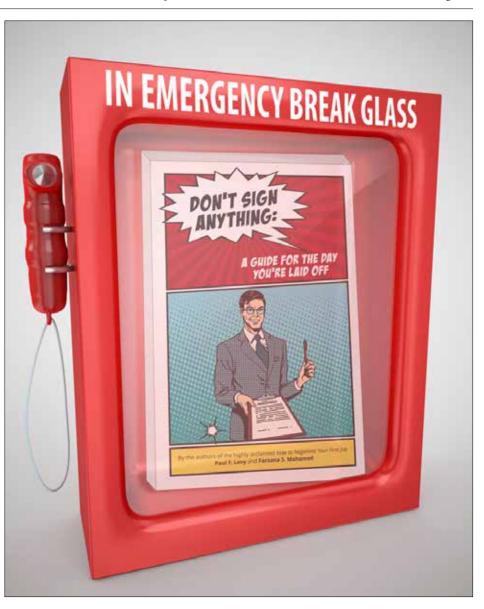
Close of **Comment Period:**

3/20/2023

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Teresa Polhemus, Executive Director/Secretary



50th Winter Soirée

The Beacon Hill Civic Association (BHCA) celebrated its centennial year with a 50th Annual Soirée fundraiser on February 11 at The Newbury Boston.







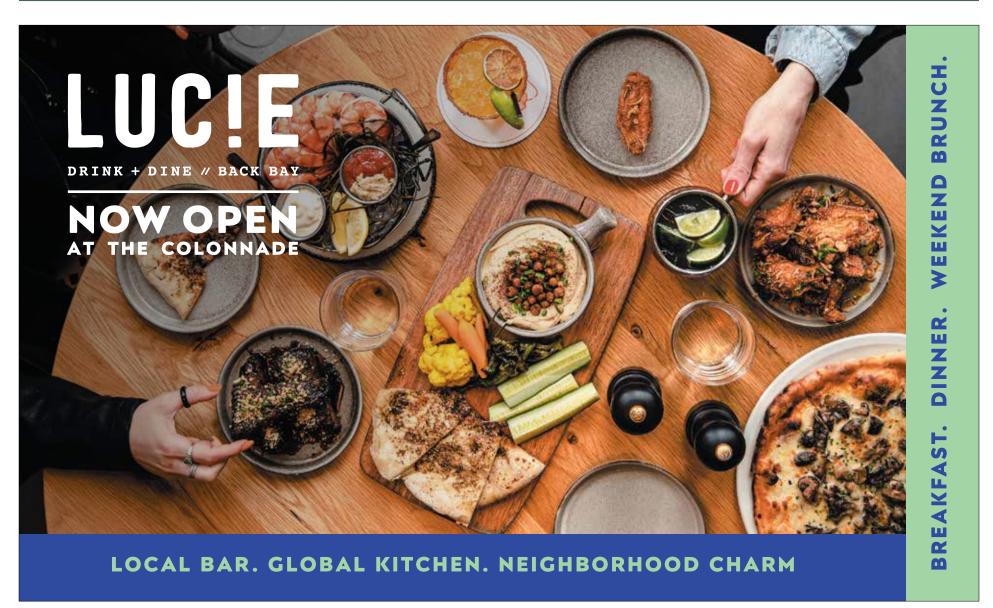








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Motor Mart Garage

201 Stuart Street, Boston, MA 02116



City Is Slowing Zoning Process

By Cullen Paradis

City officials have called a timeout in the Fenway's zoning update, granting a few more weeks for them to consider what has evolved into a debate over whether the neighborhood will prioritize lucrative new business or its existing residents.

The Boston Planning and Development Agency (BPDA) has delayed what would have been the second public meeting in the Fenway's zoning update process, apparently to give planners more time to consider what they heard from residents at a February 13 meeting organized by City Councilor Kenzie Bok.

The process up to this point has been consistently assailed by civic groups and residents for its short timeline. It's offered just a handful of meetings in contrast to the intensive work done two decades ago to first develop the neighborhood zoning code.

Planners framed the postponement as a concession to community demands for more time and discussion.

"Staff wanted additional time to digest what they heard from the community following the in-person meeting with Councilor Bok, so preemptively postponed

the Thursday meeting," said Brittany Comak, the BPDA's assistant director of communications.

The second meeting is now scheduled for

That left Councilor Bok's meeting as the sole public space to discuss the update until then. Bok echoed the BPDA's perspective in her opening statements, as well as emphasizing the individual focus of in-person meetings.

"From my perspective the delay is actually a good thing, since I've heard consistently from you all that when you're talking about planning and how to think about development, that last thing you want to feel is rushed," she said.

The tenor of the in-person forum was notably distinct from that of the zoom meetings that preceded it, with a wider variety of issues brought up in addition to the standard skepticism now of updating zoning at all.

Residents spoke of fears that the Fenway was being consumed by businesses that outbid vital neighborhood staples with no regard for the community's health. Corner stores and pharmacies have disappeared, priced out by lab space and offices.

Continued on Page 10

Necklace Déjà Vu

The Emerald Necklace Conservancy has brought back "Lights in the Necklace", a celebration of the power of urban parks to bring people together from dusk to 9pm through March 31. Included again this year are trees at Charlesgate Park and the Shattuck Visitor Center in the Back Bay Fens



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Virtual Public Meeting

Fenway Zoning Public Meeting #2

March 8, 2023 6:00 PM - 8:00 PM Zoom Link: bit.ly/413W98M Toll Free: (833) 568 - 8864 Meeting ID: 160 441 6159



Project Description:

Please join BPDA planning staff for a virtual public meeting focused on zoning in West Fenway. The team will review the established neighborhood planning context and community feedback received to date, and introduce draft recommendations for revisions to Article 66.

Presentation materials will be translated into Cantonese and Mandarin with simultaneous interpretation in those languages provided for the meeting. Materials from the meeting, including a recording of the event, will be posted to the project website <u>bit.ly/bostonplans-Fenway-Kenmore</u>.

Meet the members of the Boston Planning & Development Agency's planning team, share your ideas, and learn about the planning process and how you can get involved.

mail to: Cyrus Miceli

Boston Planning & Development Agency

One City Hall Square, 9th Floor

Boston, MA 02201

phone: 617.918.4423 cyrus.miceli@boston.gov

website: www.bit.ly/bostonplans-Fenway-Kenmore

Comments



Teresa Polhemus, Executive Director/Secretary

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SOUTH END

BMC Leaving Roundehouse



By Cullen Paradis

Boston Medical Center (BMC) is shuttering its clinical services at the controversial Roundhouse homeless shelter, giving the area's civic groups hope that the Wu administration might finally move services away from the state's largest drug market.

David Kibbe, the (BMC)'s senior director of communications, confirmed that the

BMC's medical clinic would be winding down by March 31, though housing will continue through June. Whether the Roundhouse will continue operating past that point is up to the city, though the area's civic groups and business owners are hoping it shuts down.

BMC is citing a lack of funds, although Kibbe declined to specify whether that shortfall was the responsibility of the city

Continued on Page 10

South End to Elect **New Representative**

By Aryan Rai

The race to succeed State Representative Jon Santiago is about to begin with potential candidates already making phone calls to judge their viability.

Santiago announced last week that he would be joining Governor Maura Healey's cabinet as the state's first secretary of the Executive Office of Veterans' Service.

He will leave his current elected position by the end of the month.

The district is expected to elect a new representative in the spring.

"We are very happy for Representative Santiago who served the constituents for many years, focusing on every nut and bolt of every issue," said Stephen Fox, the founder of the South End Forum, an umbrella group representing the community's neighborhood associations.

"At the same time, it is a bittersweet feeling as we will now look to elect a new leader to represent our interests in the legislature."

Since Santiago's last election, the district's boundaries have changed due to redistricting.

Under the new map, the district will include most of the South End, along with parts of Roxbury into the Nubian Square, Dorchester into the Polish Triangle, South



Bay and Newmarket.

Fox noted that the expectation is high for candidates to be from the South End as the new map covers a much larger area of the neighborhood.

One of the primary issues to be addressed is the opioid crisis that has been rampant around Mass and Cass.

"For the past eight years, we along with an addiction recovery organization have come up with a 10-point recommendation to address this issue, but not one of them has been adopted," said Fox.

Jonathan Cohn, the chair of the Ward 4 Democratic Committee highlighted other issues in the area that need attention.

Continued on Page 10



Virtual Public Meeting

1033-1055 Washington Street

March 8, 2023

6:00 PM - 8:00 PM

Zoom Link: bit.lv/3lqOiPi Toll Free: (833) 568 - 8864 Meeting ID: 160 806 3637



Project Proponent: The Druker Company, Ltd

Project Description:

The BPDA is hosting a virtual Public Meeting in connection with the PNF for the 1033-1055 Washington Street Project located at 1033-1055 Washington Street in the South End.

The proposed project includes the construction of two life science/office buildings (with an above-grade connection between the buildings) approximately 150 feet in height with an aggregate gross floor area of approximately 588,000 square feet. The Project will include ground-floor retail/restaurant space, community/non-profit space, two levels of below-grade parking, a landscaped pedestrian plaza between the buildings connecting Washington Street and Shawmut Avenue, and related Site improvements and amenities.

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Sarah Black

Boston Planning & Development Agency

One City Hall Square, 9th Floor Boston, MA 02201

phone: 617.918.4282 email: sarah.black@boston.gov

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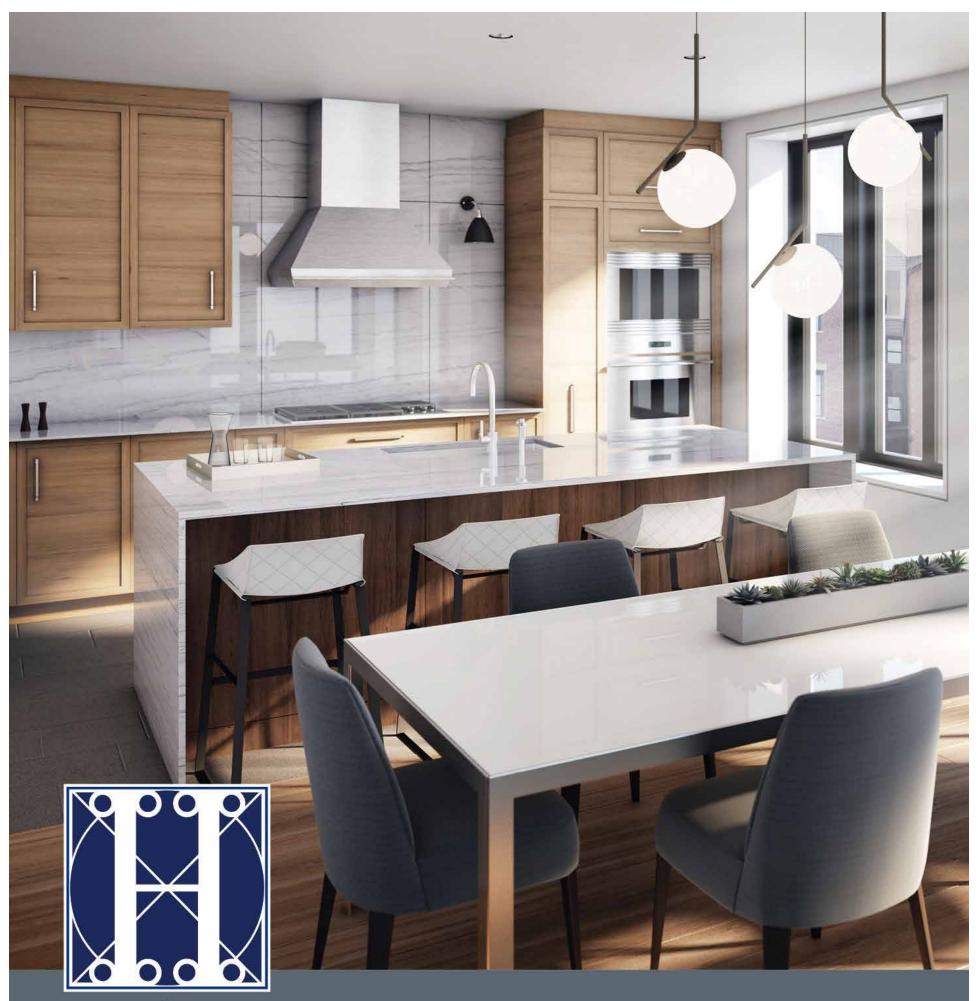
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New Hair Salon Opens in Seaport



By Aryan Rai

The Seaport District, one of Boston's fastest growing residential neighborhoods, has added a new hair salon to its portfolio of establishments that promises an excellent lifestyle to residents and visitors alike.

Hair Seaport is open for business at The Superette in Seaport. As store owner Andrew Alicea had expected, the store has been busy since its soft opening six weeks ago.

The salon will have a grand opening later

this month.

"The process was fairly simple," said Alicea of obtaining a location in one of the highly sought after locations in the city for small businesses. "I just had to show that I qualified, had previous experience, the credits, the finances."

Seaport is witnessing an influx of small businesses looking to access a neighborhood populated by people with disposable incomes.

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One Island, 13 homes, infinite memories.







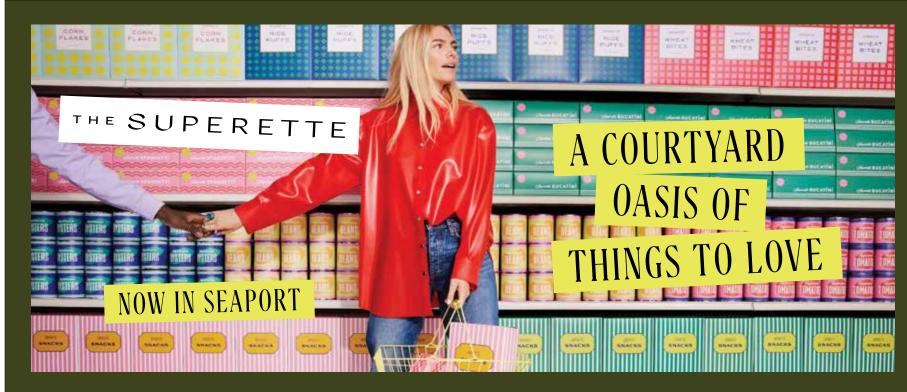


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Greenway BID

Continued from Page 3

The most recent five-year plan increased the operating budget by \$100,000. According to Dimino, that's largely to offset inflation.

"The Commonwealth is putting in more money, the city is putting in more money, and the conservancy is being asked to raise more money because of good ol' inflation. Things cost more as time moves on, and so we have to put more into the operations and maintenance budget," he said. Smooth sailing

isn't guaranteed for the BID's operations. Because the group's income is based on tax assessments, if Boston's property values drop it could eat into the BID's budget. Real estate firms have expressed consistent confidence in Boston's continued growth, but it's still something Dimino is keeping an eye on.

"There are some headwinds for commercial properties nationwide because of the pandemic's changes to office dynamics. That's a yellow flag that all BIDs will need to look at, because if values come down that could pose some risk to the BID collection process," he said.

Beer Garden

Continued from Page 3

Other literary and fitness events will also be planned by Trillium, a New England brewing company that has operated a similar space on the Greenway in the past.

Emerson's submitted Requests for Proposal (RFP) also aligned with the city's plans to revamp the park, making it multifunctional and active while also renewing its cultural

and historical integrity.

"We loved the partnership with local businesses and the focus on arts and culture, as well as the community oriented nature of the installation," said Ryan Woods, commissioner of the Boston Parks and Recreation Department.

"Finally, working with a trusted institutional neighbor brings confidence that the project will be safe, welcoming and operationally sound, ensuring a positive experience for Bostonians and visitors alike."

The RFP was evaluated and chosen based on predetermined criteria. The proposal was unanimously deemed the most advantageous based on the rent paid, the experience of the proposers and a comprehensive plan.

Emerson will pay a guaranteed \$50,000 annually plus 8% of gross sales in rent. The rent proposed by Emerson is double the minimum requirement and the rent offered by other parties that submitted proposals.

The project is expected to bring in \$130,000 to \$150,000 in revenue.

These collected funds will go to the Funds for Parks and Recreation, a Boston nonprofit that finances recreational projects across the city using vendor payments.

The plan is now awaiting final approval from the Boston Landmark Commission. If approved, the garden will open on May 1 and will run through spring until November 1.

Zoning Process

Continued from Page 6

The Fenway still lacks robust childcare, a public library, dedicated schools, and other services that might entice the few young families that can afford Boston's increasing rents. Councilor Bok has suggested that a zoning rewrite could help fund some of those additions, though the structure of city

government means the neighborhood can't build them unilaterally.

"I can neither promise people that the city will freeze all development, nor am I ok with a status quo where every project is treated like it's the first one to arrive and is disrupting the zoning article," said Bok. "We need to find a middle way through where the community voice is codified and actually reflected in the development we see."

Aside from individual issues, the fundamental question of zoning update's necessity remains. Several residents who spoke up still objected to the idea that existing zoning should be changed to fit the ubiquitous exceptions made for individual projects instead of simply enforced more strongly.

"We had a super robust process to create our zoning article. This neighborhood gave up height, gave up density, because we were supposed to get so many things like housing," said Marie Fukuda, a Fenway resident and board member of the Fenway Civic Association. "There's a really warranted skepticism that we're being pushed through a rapid discussion without due conversation about why those things weren't delivered and how they would be through any zoning update."

BMC

Continued from Page 7

"Funding for transitional housing at the site has been identified through June. BMC remains committed to continuing to provide a range of clinical services to treat substance use disorder at the hospital," he said. "Any questions on the future of the site beyond June belong with the city."

The city is yet to say what its plans are. Spokespersons declined to say whether the city would replace BMC's clinical services or continue housing past the end of the fiscal year.

"The Boston Public Health Commission (BPHC) will continue to serve residents with substance use disorders through comprehensive harm reduction efforts through our engagement center," the BPHC said in a statement. "Additionally, BPHC will continue to work to direct individuals to day spaces so they can access the wraparound services they need."

The Roundhouse has been besieged by controversy since its current run began at the height of the pandemic, providing emergency shelter for the unhoused at Mass and Cass as winter closed in.

That stopgap measure turned out to be not

so temporary, as the city expanded services at the center and pulled out of discussions with neighborhood stakeholders when they demanded a definite end date. Its lease was renewed through June without notifying the surrounding community.

Though even the Roundhouse's critics voice support for city assistance for those struggling with homelessness or substance abuse, BMC has proven unable to maintain security around the property, with business owners reporting drug deals happening through the back windows of the facility.

Many residents in public meetings have questioned the wisdom of locating substance

abuse recovery programs next to the state's largest open-air drug market.

Like many of the mayor's supportive housing programs, the Roundhouse posted single-digit monthly graduation rates, which were vastly outpaced by new arrivals to Mass and Cass.

"The surrounding businesses are pleased with this decision. What they're trying to do there was a strong effort, but it's not the right place," said Sue Sullivan, executive director of the Newmarket Business Association.

"If it were a different model, it's possible that something could be there. But it would have to be a very different model."

Jon Santiago

Continued from Page 7

"Residents in the neighborhood want something to be done about the housing situation. They worry that their kids will not be able to afford houses that they once bought," said Cohn.

Public transportation is another problem in the South End, according to Cohn.

With multiple MBTA trains and bus lines running across the district, the standard is still not on par. Constitutes find themselves distressed about constant delays and safety concerns

Although we are still in the early stages of the impending election, low voter turnout will be a challenge to face when the time comes.

To tackle the problem, Cohn and his organization will do what they have done in

the previous elections.

Before the primary, the organization will endorse one of the candidates and will campaign door-to-door to engage voters. They will also host events to make sure that the people are aware of the ongoing democracy in their backyard.

Hair Salon

Continued from Page 9

WS Development, a real estate developer, has been acting as a catalyst providing necessary spaces for many such businesses.

"Seaport is attracting all kinds of businesses simply because of the mix of people here," said Ariel Foxman, general manager at WS Development. "You have residents. Then there are visiting students and tourists. This

entire nexus of customers gives businesses a good platform to grow."

WS is currently managing retail spaces spread out over 20 blocks in the Seaport including several clubs, restaurants, bars and speakeasies. Like many such small businesses migrating to Seaport, Alicea also collaborated with WS Development. But this was the second time the two parties worked together.

They first collaborated in 2017 when WS was in the process of completing the One

Seaport project. This led to his fist location in the Seaport.

Alicea recalled that there were no barbershops when he moved to Seaport in 2017. One had to drive to the other side of town to get a fresh trim. So he fixed the problem.

"Seaport Barbers was one of the first shops we leased during the time. Five years from then, it is now part of the fabric of the local neighborhood," said Foxman.

Alicea is used to this sort of success.

The first store he opened was back in 1998. Since then, he has opened similar businesses in three other locations, two in South End and one in New Bedford.

It all stemmed from his love for cutting hair. It was a passion he discovered at a young age. He recalled cutting everyone's hair in his household, including his own.

"Except my own, I remember cutting my mother's hair, too," said Alicea. She didn't necessarily like it, but she let me keep trying." February 24, 2023 | 11 THE BOSTON GUARDIAN





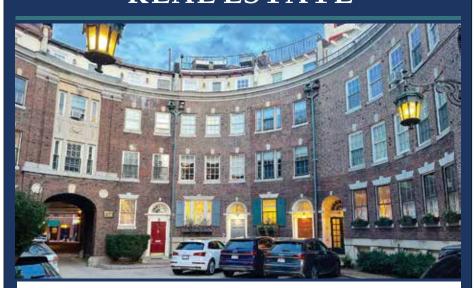
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