The geographic footprint of Boston’s opioid crisis has swollen and shifted dramatically since August’s Operation Clean Sweep, city data shows.

An analysis of needle pickup requests called into the city’s 311 system suggests that the massive police action that cleared out homeless encampments near the intersection of Mass Ave and Melnea Cass Boulevard created a lasting shift in the landscape of opioid use around Boston. While the city publishes almost none of the data used to measure the scope of the opioid epidemic, the 311 reports provide insight into continuing to soar, a growing number of City Councilors hope to revisit the long dormant topic. Rent control has not existed in Massachusetts since 1994, when voters banned the practice in a ballot initiative, and any subsequent

Is Rent Control In Our Future?

By Dan Rabb
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Discarded Needles Are Spreading Fast
By Joe Walsh
Few policy ideas in Greater Boston are as contentious as rent control. But with citywide rents continuing to soar, a growing number of City Councilors hope to revisit the long dormant topic. Rent control has not existed in Massachusetts since 1994, when voters banned the practice in a ballot initiative, and any subsequent

Continued on Page 2

Unlike Trump, No Cover Up Is Needed
By Joe Walsh
The state Department of Conservation and Recreation (DCR) recently retiled the roof of the Hatch Shell and reset its granite base, a $2.75 million set of renovations that aimed to make the venue more water

Continued on Page 5

Catie Copley Reincarnated
By Joe Walsh
A new employee at the Fairmont Copley Plaza is a bit of a layabout, but managers still appreciate her charm.

Fairmont visitors and staff welcomed Cori Copley, the hotel’s latest canine ambassador, last month. A 2-year-old black Labrador retriever, Cori spends her shifts greeting visitors in the hotel lobby, dropping in on meetings and walking around the

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Catie Copley
Continued from Page 1

neighborhood with guests. She is the third Labrador to watch over the hotel, continuing a lineage started by the late, renowned Catie Copley.

Cori arrived at the hotel three weeks ago, shortly after being adopted from the Guide Dog Foundation. She is adapting to her new surroundings well so far and has seen no shortage of love, attention and chew toys from visitors and staff, says Joe Fallon, a hotel concierge and Cori’s caretaker.

“She is getting used to the hotel now,” he said. “She’s fitting in very well.”

The Fairmont Copley began welcoming guests with a four-legged concierge 15 years ago, when Catie Copley arrived at the hotel. Catie quickly grew into a brand point for the Fairmont, spawning picture books, merchandise and, dare we say, copycats at other hotels.

Catie was brought to the Fairmont after a 2004 renovation project, inspired by hotel dogs at other Fairmont locations. She was well-trained, friendly and docile, but the Guide Dog Foundation sent her to Boston after deeming her unfit to work as a service dog. Hotel management initially had modest ambitions for Catie.

“We were trying to energize the engaging nature of the hotel,” said Jonathan Crellin, the general manager of the Fairmont Copley Plaza at the time. “It totally exceeded our wildest dreams.”

Catie became popular almost overnight, Crellin explained. She was beloved by excited kids, tired travelers and celebrities alike as soon as they walked into the luxury hotel’s lobby, he said. Some guests chose to return to the Fairmont Copley year after year to visit Catie and offer her gifts.

She also caught the attention of locals. Catie became a fixture for workers in Copley Square and nearby residents, frequently dropping by neighborhood events.

“Catie was a great community dog, as well as a hotel dog,” said Suzanne Wenz, the Fairmont’s director of public relations when Catie was adopted.

Unfortunately, after a well-deserved retirement, Catie died two years ago. Still, the hotel continued the tradition with ambassador Carly Copley, and Carly retired and passed the stick to Cori last month.

Other nearby hotels also replicated Catie’s success with canine bellhops of their own, including the Mandarin Oriental and the Kimpton Onyx, a trend that Fallon called flattering. The next local establishment to feature a dog could be the Park Plaza Hotel, according to Crellin and Wenz, who now work there.

These dog ambassadors make guests feel welcome in a way that bipedal staff cannot. Fairmont managers explained. They hope Cori will become a key part of the team and a minor celebrity, just like her predecessors.

“Cori’s presence gives the comfort of home to everyone, whether children, adults, conference attendees or neighborhood friends,” Fairmont Copley General Manager George Terpilowski said in a statement. “We are excited to watch Cori become part of Fairmont Copley Plaza’s Canine Ambassador legacy.”

Needles
Continued from Page 1

how the geography of drug use has changed in recent months.

The data, collected and mapped by South End computer scientist Andy Brand, reflects what both residents and city officials have observed since mid-summer: that the early August crackdown simply scattered Boston’s expanding opioid problem into residential areas of the South End, Fenway, Back Bay and beyond.

“When the city did Operation Clean Sweep, people just dispersed into the neighborhood,” said Brand, who has been analyzing and mapping the city’s needle collection data since 2015.

According to Brand’s analysis, 311 requests for needle pickup spiked by nearly 200% in the days and weeks following Clean Sweep, and have continued to pour in well above previous levels in the months since. The area with the highest concentration of these calls, formerly limited to the immediate vicinity of so-called Methadone Mile, also expanded deeper into the South End.

“I call it the ‘radius of pain,’ and it’s spreading,” Brand said. “It extends six or seven blocks away [from Mass and Cass], whereas it was constrained to the three block radius just a few months ago.”

City officials confirm that the number of needle pickup requests has exploded since Operation Clean Sweep. August’s spike in 311 calls shows that opioid users remain scattered away from the areas near Mass and Cass where the city’s daily needle sweeps, according to Devin Larkin, director of the Recovery Services Bureau at the Boston Public Health Commission.

Needles proactively collected by city agencies or other organizations would not show up in the 311 data, Larkin says.

“We’ve definitely experienced more activity since Operation Clean Sweep,” said Larkin, who oversees the Mobile Sharps needle collection team. “Our call volume has doubled, and it’s not the same places, so we have to cover a lot more geography.”

While the number of needle complaints shot up in early August, Brand’s data shows that the city was already receiving such calls at a much higher rate than in years past. Larkin says this is largely due to the rise of fentanyl, which has completely replaced heroin in Boston’s drug supply and requires users to inject more frequently. She also points to residents’ growing familiarity with the city’s 311 system as a possible reason for the increase.

“We worked really hard this year to make sure people know about 311 and Mobile Sharps,” Larkin said. “People are aware, they’re vigilant and they call it in. And that’s a good thing.”

Although she acknowledges that 311 data paints an accurate picture of trends in opioid use throughout the city, Larkin cautions that the data has limitations. She reiterates that it does not effectively show the frequency of drug usage in areas where the city or partner organizations perform proactive needle collection, such as near Northampton Street or Downtown Crossing.

City agencies use a number of other data sources to inform their approach to battling the opioid epidemic, such as EMS data and censuses at shelter facilities, according to Larkin. She says that as part of Mass and Cass 2.0, officials are in active discussions about what additional data can be made available to the public.

Rent Control
Continued from Page 1

attempts to cap rent increases have faced skepticism. However, next year’s City Council slate appears eager to revive the debate. At-Large Councilors Michelle Wu and Michael Flaherty and incoming District 8 Councilor Kenzie Bok have all expressed varying degrees of interest in some type of rent control. These councilors have not endorsed a specific policy yet, but they said rules protecting certain tenants from eviction or rent hikes could be on the table. The city needs approval from state legislators first, and some councilors believe asking Beacon Hill for permission may be worthwhile.

“When we’re at a point of urgency, we should consider every possible step,” Wu said.

Mayor Marty Walsh, meanwhile, has offered some support for new tenant protection rules, though he mum on a broader rent control effort. In particular, he endorsed a bill that would cap rent increases for seniors above the age of 75 and limit landlords’ ability to evict elderly tenants.

If members of City Council propose a rent control policy, they are likely to face hefty opposition from several corners. Governor Charlie Baker opposes this renewed interest in some type of rent control, and a wide array of economists warn that capping rent increases would do more harm than good.

Economists said Boston and Cambridge’s pre-1994 legacy of rent control held back the supply of housing, causing overall prices to rise even if tenants who happened to live in rent-controlled housing benefited. Cheap units did not always go to needy tenants, according to one study by the National Bureau of Economic Research, and landlords often responded by neglecting their properties or holding them vacant.

A narrower form of rent control that focuses on seniors could lead to fewer negative impacts, says MIT Assistant Professor of Finance Christopher Palmer. Still, he said it would not fix underlying affordability issues.

“If you are struggling to find an apartment in a city because of rent levels right now, rent control or rent stabilization is not going to make rents cheaper,” he said. “It’s just going to limit rent growth in the future.”

Wu and Bok hope to avoid these old pitfalls, noting that rent control could take many forms. They said a modest set of restrictions, including rules protecting seniors, could encourage longer-term renting and help tenants who face eviction, while simultaneously remaining fair for landlords.

New construction is key to dealing with the Boston area’s housing crunch, the councilors acknowledged. But they do not see rent control and construction as mutually exclusive.

For Wu, rent control could offer immediate protection against rising rents while the city also works to satisfy demand for new housing. Likewise, Bok worries that tenants who are priced out of Boston will never return, even if rents stabilize. New supply is crucial, he argued, but is just part of the solution.

“The goal of our housing policy has to be to increase the supply of units that Bostonians can afford,” Bok said. “Supply is only the solution if the supply that we’re creating is actually accessible to our residents.”
Known for its massive holographic projections and high-tech contemporary art, December's ILLUMINUS public art festival has been unexpectedly relocated, scaled back and nearly canceled altogether. Yet, organizers say the adversity that threatened this year’s event has also created new opportunities.

Since its debut in 2014, ILLUMINUS has used building-sized 3D projections and large-scale art installations to transform city blocks across Boston. In partnership with nonprofit arts incubator LuminArts and the Downtown BID, the festival commissions dozens of local artists, particularly those working with emerging technologies and projected light, to create interactive works that reimagine the existing nighttime cityscape.

“A festival like this provides an opportunity for the city at large to show what it’s capable of,” said ILLUMINUS Executive Director Jeff Grantz. “This is a contemporary expression of what Boston is today. It’s a city that has an incredible history of technological innovation and science and research.”

Continued on Page 8
The suspect explained that earlier in the week, the victim had been drinking, which explains his questionable actions.

After a warning to stop or be arrested, the suspect said he did not respect authority or listen to the government, though that was already obvious.

Once again, the suspect to leave the property, the suspect refused until an unrelated, unknown, unmanned parked SUV also left.

Emergency medical services transported the suspect to Boston Medical Center to be treated in this manner, the women told the unknown men to go away. This simple, easily understood message could not get through the men’s thick skulls.

The suspect knocked very hard on the elderly woman’s door and beat the doorknob with a blunt object. Both the door and the knob were found to be dent ed. The reporting party knew similar things were happening to neighbors although management refused to act.

The victim was advised to seek a harassment prevention order.

On November 4 around 4:25 pm, one officer took a report at District 4 for an assault and battery at The Brahmin, 33 Stanhope Street.

The victim was already obvious. At about 6:40 pm on November 4, one officer responded to a motor vehicle accident involving a bicyclist at 247 Northampton Street.

Boston EMS and the fire department joined the officer and found the victim sitting on the ground. The victim explained that he was riding his bicycle on Northampton toward Tremont Street when a gray SUV driving the opposite direction struck him.

According to the cyclist, his bike had been damaged, though the officer could not see any signs of wreckage. The victim also admitted that the SUV driver stopped and assisted him off the ground. Although the driver was attempting to help the victim, the victim told him he was free to go.

The officer noticed something off about the victim and asked if he was under the influence of alcohol. The victim confessed he had been drinking, which explains his questionable actions.

The victims denied medical attention.

On November 5, two officers responded to 26 St Botolph Street around 9:46 am to investigate a person.

Emergency medical services transported the suspect to Boston Medical Center where officers then advised him to clear up his warrants once released. The true ease of the situation may have been the suspect’s ability to escape jailtime. For now at least.

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Hatch Shell
Continued from Page 1

resistant. These upgrades allowed the state to do away with the scaffolding and wooden panels that once covered the shell’s roof and blocked off its stage during the winter months.

“We’re in a wait-and-see mode, at least for ourselves, on whether there’s any impact on the shell itself,” said Michael Nichols, executive director of the Esplanade Association. “We share the same desire as DCR for the shell to be protected.”

Previously, the DCR relied on a cluttered system of panels to shield the shell’s interior from harsh Boston winters, preventing event organizers and passersby from accessing the iconic venue.

However, a battery of recent upgrades rendered this system obsolete. In a renovation project that wrapped up last year, the state inspected the roof of the 80-year-old shell using a series of laser scans, later installing hundreds of new tiles that made the structure more waterproof. By last winter, these upgrades left the Hatch Shell water resistant without the help of temporary panels.

“The panel system was damaged, inadequately protecting the stage floor, with openings,” a DCR spokesperson said in an email. “These panels were heavy, cumbersome, and labor intensive to assemble, disassemble, and transport off site.”

With the Hatch Shell now open through the winter, new programming has become possible at the venue, according to Nichols. The Esplanade Association used the stage for a fitness class last winter, he said, and the group plans to keep experimenting with occasional Hatch Shell events during the cold months.

“The Esplanade remains very well used in the winter,” Nichols said. “We’ve found it easier to use and program that area than we have in the past.”

The Hatch Shell could see even more renovations in the next few years. The DCR plans to refinish the venue’s teak floorboards and risers in 2020 and 2021, which will keep the shell’s interior water-resistant across all four seasons, according to department officials.

Every year, the shell is put to use for a busy schedule of Boston Pops performances, Boston Landmarks Orchestra shows, one-off concerts and smaller events. These latest upgrades have preserved the shell’s structural integrity and its acoustics, Nichols explained, cementing its status as an Esplanade centerpiece.

“The Hatch Shell is critical to the ongoing success of the park,” he said. “We at the Esplanade Association appreciate the investment that the state continues to make.”

By Joe Walsh

On Beacon Hill

Hurley Building
Is On the Block

By Joe Walsh

Some Beacon Hill residents hope to see retail and housing at a state-owned property on the corner of Staniford and Cambridge Streets, but state officials still have not offered a vision for the site’s future.

The state caught neighbors by surprise last month when it announced plans to redevelop the Hurley Building, a large, aging office complex that was constructed as part of the Government Center project. Starting next year, officials plan to solicit proposals from developers to lease the site, build some kind of private sector development, and rent office space back to state agencies.

Interested developers will have no shortage of options for this space. The parcel can accommodate a higher density than it currently houses, state documents note, and zoning allows for a tower as tall as 400 feet.

However, officials are displaying little interest in shaping how developers use this broad canvas.

“The Division of Capital Asset Management
Continued on Page 8

Central Artery Parcel
2 Park Design

By the authors of the highly acclaimed How to Negotiate Your First Job
Paul F. Levy and Farzana S. Mohamed

DON’T SIGN ANYTHING:
A GUIDE FOR THE DAY YOU’RE LAID OFF

bpda Community Meeting

Tuesday, November 19
6:30 PM - 8:00 PM
Boston City Hall
1 City Hall Square
BPOA Board Room 900, 9th Floor
Boston, MA 02201

Event Description
The Boston Planning & Development Agency (BPDA), in partnership with the Massachusetts Department of Transportation and the Greenway Conservancy, invites community members to the fourth public meeting for the Parcel 2 Park Design process. The goal of this meeting will be to provide a design progress update to interested community members. The team will provide an overview of the feedback collected during the third public meeting and the Concept Designs Online Survey. This feedback guided the selection and further progression of one preferred park design scheme. This progression and further refinement of a single scheme will be the focus of this meeting.

Contact:
Kennan Rhyne
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
617-918-4421 | kennan.rhyne@boston.gov

bostonplans.org | @bostonplans
Teresa Polheimns, Executive Director/Secretary
Uber Not Helping Red Sox Traffic

By Joe Walsh

Restrictions on Uber and Lyft may have improved traffic flow near Fenway Park this past season, but some neighbors warn that ride-hailing services are still causing game day gridlock.

“There’s still no question that in the Fenway area and throughout the city, people are still adjusting to traffic patterns with ridesharing,” said Red Sox Senior Vice President David Friedman. “But it was a good step forward.”

The city was not closely involved in setting the rules, however, said Commissioner Greg Rooney. “The pilot is ongoing and an early assessment has been positive,” Rooney said in a statement.

Still, Fenway residents believe the problem is far from solved. Ubers and Lyfts continue to jam up roads and percolate into residential areas whenever the ballpark hosts a game or special event, neighbors note.

A growing number of Red Sox fans use ride-hailing services, according to Friedman. Plus, team officials estimate that hundreds of new Ubers will ply the area when the nearby Fenway Theater project opens.

With this added car traffic, some degree of gridlock is inevitable, said Fenway Civic Association President Tim Horn. Designated pickup areas might relieve congestion near the park, Horn said, but that traffic ends up shifting to other parts of the Fenway as a result.

“It feels like the problem is just being disseminated further into the residential neighborhood,” Horn wrote in an electronic message.

Horn suggested restricting ride-hailing pickups in a wider swath of the Fenway. This would prevent Ubers and Lyfts from choking residential streets, he said, and it would encourage baseball spectators and concertgoers to use public transportation instead.

“Allowing and encouraging ever more cars and traffic to inundate our neighborhood is not the cure,” Horn said. “It is a symptom of the disease.”

Friedman said the Sox deliberately avoided

Big Papi, Big Check

By Joe Walsh

The Red Sox and Live Nation presented Fenway Park neighbor Boston Arts Academy (BAA) with a $500,000 donation last week, as part of the team’s community benefits in the run-up to the new Fenway Theater. The donation was presented by former Sox slugger David Ortiz, and will underwrite BAA’s efforts to offer arts education to a wide range of Boston students.

How Will Scape Impact Housing?

By Joe Walsh

Will a studio apartment building proposed for the Fenway bring the neighborhood more affordable housing, or more transient professionals and students?

British developer Scape attracted Fenway residents’ ire last spring when it proposed a private student dorm on Boylston Street. Yet after local opposition, the firm ditched the dorm in favor of a smaller building with hundreds of studio apartments. This new configuration is part of a larger slate of proposed developments that Scape says will plug a gaping hole in the neighborhood’s housing market.

However, some Fenway neighbors are not convinced.

The developer’s pivot away from a student dorm has not allayed some residents’ worries that the building will become a haven for undergraduates. At a Boston Planning and Development Agency (BPDA) meeting last week, locals warned that Scape’s modest unit sizes could attract more students to the Fenway, a neighborhood that already houses about one-fifth of the city’s college population.

These students can cause disruption, said some Fenway residents’ ire last spring when it proposed a private student dorm on Boylston Street. Yet after local opposition, the firm ditched the dorm in favor of a smaller building with hundreds of studio apartments. This new configuration is part of a larger slate of proposed developments that Scape says will plug a gaping hole in the neighborhood’s housing market.

“Were’ve listened and responded to the Fenway community and understand that housing stability is a key issue for the neighborhood,” Andrew Flynn, CEO of Scape North America, said in an email. “We took a solution-oriented approach to combat displacement through the production of residential and affordable housing units.”

Continued on Page 8
One Pot Shop Plan Goes Up in Smoke
By Dan Rabb

Pot shop purveyor Patriot Care says it will no longer pursue a proposed dispensary in Park Plaza, even if its plans for expansion Downtown fall through.

Patriot Care, currently seeking city permission to convert its medical cannabis clinic near Downtown Crossing into a full-service recreational dispensary, previously explored opening a so-called adult use pot shop just a block from the Public Garden. The proposed site, a prominent flatiron-shaped building at 304 Stuart Street across from The Castle at Park Plaza presently houses the Mooncusser Fish House.

While the Canadian owned cannabis provider signaled in September that it would instead seek to expand its existing location on Milk Street to recreational use, Patriot Care executives now acknowledge that they are no longer considering the Park Plaza location even as a plan B should their Downtown proposal be rejected by city regulators.

“That location is dead to us,” said Patriot Care CEO Bob Mayerson.

A spokesperson for Patriot Care’s parent company, Columbia Care, tells The Boston Guardian that the company no longer has an agreement with the owner of 304 Stuart Street and informed city regulators that it is no longer pursuing that location. Patriot Care already operates recreational dispensaries in Northampton and Lowell, and therefore would only be able to open one additional pot shop before hitting the state limit of three.

The now abandoned plan for a dispensary at the Mooncusser site received pushback from both business and resident groups at a city mandated public meeting held to discuss the proposal in March. Many neighbors worried about traffic impacts, questioning the wisdom of opening a high volume dispensary at a crucial intersection where Stuart Street, Arlington Street and

Businesses Launch Advocacy Group
By Dan Rabb

South End business leaders are hoping to give the neighborhood’s commercial interests the platform that the South End Forum has provided to area residents.

The newly minted South End Business Forum held its inaugural meeting Tuesday night, drawing around a dozen business owners to a conference room at the AC Hotel. An offshoot of local business booster the South End Business Alliance (SEBA), the Business Forum emerged from frustration among SEBA leadership that the organization failed to sufficiently advocate for local businesses or successfully engage with the city as a unified front.

“It has not really been effective in the past few years,” said SEBA President Eve Ward, who spearheaded the Business Forum. “We were effective as a networking organization but not as an outreach organization, and I think there’s a piece missing when it comes to connecting with the city. I think we need more of a voice in the South End.”

Ward said the new group will be modeled after neighborhood stalwart the South End Forum, and has been working with Forum Founder Steve Fox since February. Like the well-established resident group, the Business Forum has been conceived as an open group that will serve as a venue for information sharing across the neighborhood’s business community and a mechanism to communicate concerns and promote certain initiatives directly to elected officials and city agencies.

Security will be the Business Forum’s initial priority, a perennial concern but one that has been elevated in recent weeks after a spate of commercial break-ins. The group is exploring creating a set of guidelines and best practices to help deter robberies. Suggestions range from placing lighting in back allies to prominently displaying security cameras in order to maintain clear address numbering to improve police response times and making business owners more aware of resources offered through D-4 precinct. Forum members also discussed steps that could improve safety for residents, such as accepting packages for neighbors to avoid theft.

“These are things that business owners may not be thinking about and I didn’t really think about until right now,” said Amanda Accardi, owner of Around the Corner Framing on Tremont Street. “I own a business here, but I don’t live here and I’m not here after business hours, so I don’t necessarily think about what’s happening...
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Dan Wei Zheng vs. Fei Peng Jiang

To the Defendant: The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for irreconcilable breakdown of the marriage pursuant to G.L. c. 208 Sec. 1B. The Complaint is on file at the Court.

ILLUMINUS

Continued from Page 3

and art, and here, ILLUMINUS is kind of the intersection of all of these.”

Yet MBTA construction work nearly pulled the plug on this year’s iteration of ILLUMINUS just weeks before it was set to begin. Beginning in March, festival organizers planned to hold the event in a three-block footprint between Downtown Crossing and Chinatown, working with artists to design projects specific to the area’s buildings and streetscape. But these plans fell apart last month due to the upcoming shutdown of the Orange Line, the festival’s only nearby public transit, and the MBTA’s plans to store construction equipment at the festival site.

Scrambling, ILLUMINUS brass and BID officials relocated the event to a smaller footprint in the Financial District between Congress Street and the Greenway, trimming the festivities from three nights to two. With less than two months to completely redesign projects intended for a different location, many artists withdrew from the festival.

Although the 2019 iteration of ILLUMINUS, scheduled for December 5 and 6, will be smaller in scope and scale than in years past, organizers say the compact site will create a more immersive experience for patrons, with the larger than life projections and installations all crammed into a few blocks. To heighten the surreal effect, organizers plan to commission a festival-wide soundscape that will change as visitors move from one installation to another, according to Creative Director Vanessa Till Hooper.

“At the idea is to create an all-encompassing sensory experience,” Hooper said. “That’s the goal, if we can pull it off.”

While in past years the event had been held in well-known public meeting places like Downtown Crossing or Lansdowne Street, the ILLUMINUS team has embraced the challenge of energizing an area that typically becomes a ghost town once the workday crowds head home, says Hooper. In its new location, the event’s massive projections will be visible from the Greenway and South Station, which Hooper hopes will draw visitors to a neighborhood few see by night.

“We’ve located some streets that a lot of people wouldn’t normally travel through outside the work day,” she said. “It will really be transformed into a magical place where they don’t even realize where they are.”

Scape

Continued from Page 6

people who are unlikely to remain in the Fenway. A more transient neighborhood makes it tough to maintain cultural institutions, civic groups and community cohesion, they noted.

“I never get to know any neighbors,” resident Frederica Velday said. “Even if I did, they’d be gone in a year.”

Flynn says the development’s $1,500-per-month studies are not aimed at students, and it also is not a co-living space filled with shorter-term rentals.

Flynn did not commit to an outright ban on students, a policy that some neighbors requested but was changed. This is recreational, and that’s whole point,” Flynn argued. These studios are not aimed at students, and it also is not for inexpensive units, Flynn argued. These studios

Uber

Continued from Page 6

selecting pickup locations that would clog residential areas. The current spots were borne out of engagement with ride-hailing companies and neighbors, he noted, and setting a wider restriction on pickups in the area could prove tough to implement.

These restrictions will not completely fix the traffic problems that Uber and Lyft cause, according to Friedman. But concentrating pickups in one area prevents drivers from double parking or clogging traffic in search of passengers, he explained, improving flow near the park and in the neighborhood as a whole.

“The idea of the designated pickup areas is to smooth traffic flow and reduce the potential for bottlenecks,” he said. “We were very deliberate in trying to avoid pulling traffic toward residential areas.”

Hurry Building

Continued from Page 5

and Maintenance) will require the redevelopment partners to build a certain amount of office space for state occupancy,” a spokesperson wrote, “but where on the site that space goes, what else gets built, and what it all looks like will be up to the successful proposer to determine.”

With the state choosing not to offer a specific vision, the project’s height, uses and impact on neighbors remain crucial unanswered questions.

Residents are eager for more details on a large scale project that would lie across the street from Beacon Hill, potentially bringing both new life and added disruption to the area.

“As with any development project in close proximity to a residential neighborhood, you have to be very cautious to make sure that that development minimizes any negative impacts,” said State Representative Jay Livingstone, whose district includes Beacon Hill.

The project’s height is a particular concern for neighbors. Under current zoning rules, the interior of the site could hold a 400-foot-tall building, which would rise well above most of the surrounding area.

A project of that height is not inherently problematic, says Beacon Hill Civic Association President Robert Whitney, but it would raise new questions ranging from shadows to traffic impacts.

“That’s a very large building for Cambridge Street,” Whitney said. “Without really knowing what it is, it’s hard to know whether it would be good or bad.”

For example, a 400-foot-tall private office building could add thousands of new commuters to Cambridge Street, adding to new activity from the Mass General Hospital expansion, Whitney noted. If the project also includes a parking garage, Whitney fears that these commuters would clog local roads and cause traffic.

On the other hand, if the developer combines state office spaces with a residential high-rise, the project could benefit the neighborhood, Whitney says. A residential development would help to satiate the downtown neighborhoods’ need for housing, especially if it includes an affordable component.

“We have a lot of luxury housing, but we also would like to see some balance,” Whitney said.

Meanwhile, ground floor stores and restaurants could enliven the street, according to Livingstone and Whitney. They hope the development will trade the building’s uninviting current streetscape for a robust retail presence.

Developers will craft a vision for the site, officials say, leaving these neighborhood ideas hypothetical for now. Still, locals believe the project’s positive and negative impacts will hinge on these details.

“There are effects that are hard to tell in the abstract,” Whitney said.

Yet the proposal raises red flags for some residents. They point to an agreement Patriot Care signed with neighborhood groups prior to the approval of the medical dispensary in which the company promised not to pursue a recreational license should adult use be legalized. For those like George Coorssen, founder of the Downtown Resident’s Association, Patriot Care’s willingness to violate their agreement punts their credibility in question.

“You said that even if recreational was allowed you would not take that step; that’s a commitment you made,” said Coorssen following a Patriot Care presentation in October. “I don’t know what’s changed. This is recreational, and that’s whole different kettle of fish.”

Advocacy Group

Continued from Page 7

on my stoop when I’m not there. I don’t have lights in my back alley because I’m not there at night, but if it would help the residents upstairs I’d take responsibility to make my back door safer when I’m not there.”

SEBA’s Ward says the Business Forum’s focus on crime prevention is not just about deterring robberies, but about improving the image of a neighborhood that has suffered from its association with the epicenter of the city’s opioid crisis.

“It’s not just security,” she said. “It’s the fact that we’ve had bad press in the South End and if may be affecting foot traffic.”

South End Forum founder Steve Fox agrees.

“When you look at the stats, we’re one of the safest neighborhoods in the entire city,” he said. “That’s a message we need to get out.”
The Art Resource Collaborative for Kids (ARCK), a group started by Beacon Hill resident Sara Demeter to enhance art education in the Boston public schools, held its 8th Annual Benefit Gala in the Fenway.
By Caroline Broderick

Starting in the lower level and ending at the rooftop deck, 101 Revere Street offers six floors of impeccable flow with strong architectural traits. Whether residents desire a home fit for a family or ideal for hosting, there is a space and a place for every kind of celebration.

This home has all the necessities in one place: four bedrooms, three and a half baths, multiple fireplaces and three outdoor areas. The home itself has gorgeous framework awaiting a new resident’s personal touches.

The thoughtful design of this home allows for separation of work and play. In the lower level, an entire walk-in laundry room with a sink can be found across the hall from a storage room, the perfect places for all the nuts and bolts to be hidden away.

If comfort is your ideal work setting, what better place to work than from home? The lower level also has a spacious workshop with a large cedar closet. When in need for some fresh air, step out to the outdoor brick patio. This level also homes a bathroom and spacious guest room. The separation makes this room perfect for a guest’s privacy or can be used for a media room or additional office.

The first floor is formal, stately and classic. The impeccably kept hardwood floors span from the living room into the formal dining room and butler’s pantry, creating a smooth flow. In between each of these areas are cherry wood archways paired with strong Doric columns. A unique and elegant trait of the home, the columns’ silhouettes are seen again in the fireplace’s etched mantle. The fireplace and touches of brown wood bring a sense of warmth and comfort to the floor.

Head one floor up to the relaxed family room and adjoining eat-in kitchen with abundant storage. At the center of the family room is a gas fireplace, matched with crown molding and built-in bookshelves. Both the family and living rooms benefit greatly from the three-window width of this home due to the abundance of sunlight.

The second outdoor patio is enclosed and accessible from the second floor. Straight off of the kitchen, enjoy meals outdoors in the privacy of your own home. Though easily accessible, the patio does not compare to the rooftop deck with views beyond Beacon Hill. Built-in wood benches maximize the space and leaves room for even more dining or entertainment.

With two bedrooms on the fourth floor, the entire third floor is left for the luxurious master suite. A private hallway can either open up to the bathroom or bedroom. Multiple wall built-ins in the bedroom add focal points and extra storage space. The master bath has a walk-in shower, jetted tub and double vanities.

101 Revere Street has central air, recessed lighting and garage parking available separately. Nearby are museums, green spaces, public transportation and schools. This 2,488 square foot home is priced at $2,850,000.

For more information, contact the Julie Harrison Team of Gibson Sotheby’s:

Julie Harrison: (617) 413-6332
Mary Conner: (617) 861-7434
Arianna Brown: (617) 549-4207
**Beacon Hill Open Houses**

**Back Bay Open Houses**

**South End Open Houses**

**South Boston**

**Brewster & Berkowitz Real Estate**

**Beacon Hill Townhouse – 160 Mount Vernon Street**

This inviting and aesthetically pleasing four story townhouse built in 1871 is in excellent condition. The current owners, who have resided there for 34 years, have brought the house into the 21st century while retaining historic details. There is sensational light and lovely views from both the front and rear. The house has a wonderful, spacious rooftop deck, gracious rooms, central air and a beautiful garden which has been on The Beacon Hill Garden Tour. The building foundation has been underpinned and the garden level has been totally renovated. There is a full on-site parking space. This is a "must-see." $6,250,000

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**Cozy, Spacious, 3 BR, 3.5 BA Townhouse**

Perfectly situated in the heart of Beacon Hill, this townhouse offers a rare combination of comfort and elegance. With over 4,000 square feet of living space, it includes a progressively renovated kitchen and dining area, large, beautiful bedrooms, and a well-appointed master suite. The home is just a short walk to commuter rail and major amenities. $5,995,000

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**Comfortable, 3 BR, 3 BA Duplex**

This lovely duplex, nestled in the heart of Back Bay, offers a unique living experience. Each unit is thoughtfully designed with modern amenities, providing convenience and privacy. With outdoor space and garage parking, this property is perfect for those seeking a balanced lifestyle. $4,995,000

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**Modern, 2 BR, 1.5 BA Condominium**

Located in the bustling neighborhood of South Boston, this light-filled, contemporary condominium is perfect for urban living. With easy access to mass transit and amenities, it offers modern amenities while retaining the charm of its historic surroundings. $2,495,000

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**Sunny, 2 BR, 2 BA Condominium**

A gem located in the vibrant streets of South Boston, this unit is sure to impress with its open floor plan, large windows, and ample natural light. It includes an efficiency kitchen and two bathrooms, making it an ideal choice for those seeking comfort and convenience. $2,495,000

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**Elegant, 3 BR, 2.5 BA Townhouse**

This townhouse is nestled within the historic streets of Beacon Hill, offering a blend of modern elegance and traditional charm. With three bedrooms, two and a half bathrooms, and a private roof deck, it is perfect for families and entertainers alike. $3,250,000

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**Spacious, 4 BR, 3 BA Duplex**

This duplex, located in Back Bay, offers a unique living experience with a large wrap-around balcony and stunning views. It features four bedrooms, three bathrooms, and an efficiency kitchen, making it an excellent home for those seeking both comfort and style. $5,995,000

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**Modern, 2 BR, 2 BA Condominium**

Nestled in the heart of South Boston, this condominium is perfect for those seeking a modern lifestyle. With two bedrooms, two bathrooms, and an efficiency kitchen, it offers convenience and style in one package. $2,495,000

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**Cozy, 2 BR, 1.5 BA Condominium**

This charming unit is conveniently located in the heart of South Boston, offering easy access to all major amenities. With two bedrooms, one and a half bathrooms, and an efficiency kitchen, it is perfect for those seeking a cozy retreat. $2,495,000

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**Sunny, 3 BR, 2 BA Condominium**

Located in the vibrant neighborhood of South Boston, this unit is sure to impress with its open floor plan, large windows, and ample natural light. It includes an efficiency kitchen and two bathrooms, making it an ideal choice for those seeking comfort and convenience. $2,495,000
One island. Fourteen homes. Infinite memories.

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