

# Seaport Neighborhood Association Meeting



## Our Mission

- Establish and maintain an open line of communication among the Seaport neighborhood, government agencies, elected officials, and other neighborhoods.
- Maintain the attractiveness and welcomeness of the Seaport area as a place to live and work and for the enjoyment of the greater Boston population, while working collectively to resolve traffic, noise and/or related issues.
- Provide an open process by which all members of the Association may be made aware of the affairs of the neighborhood. Topics of interest will include but are not limited to; new government policies, zoning issues, new businesses, changes in existing businesses, Chapter 91 issues, traffic and public safety matters, public and private services, construction and renovation projects, harbor and climate issues, and uses of public parks and open spaces.

# Seaport Neighborhood Association (SNA) – Agenda

## **Boston Police**

*Captain Joseph Boyle – Commander, District C6*

- Jurisdiction in the Seaport
  - Boston Police Department
  - Massport Police
  - State Police

## **Introduction to the SNA**

## **Boston Planning & Development Agency (BPDA)**

*Mark McGonagle - Deputy Director of Community Engagement*

- EMS and Fire Stations
- Health Sciences Buildings in the Seaport

## **Boston Council President Ed Flynn**

## **Boston Office of Neighborhood Services (ONS)**

*Lydia Polaski - Neighborhood Liaison South Boston*

- Role of the ONS

## **WS Development**

*Molly Griffin - Coordinator, Community & Partnerships*

- Seaport Square Updates
  - Construction and Planning
    - 350 Summer and 400 Summer completion dates
    - Summer Street steps
    - 88 Seaport and 120 Seaport updates
    - Block F green space
  - Winterfest 2023

## **Business presentation**

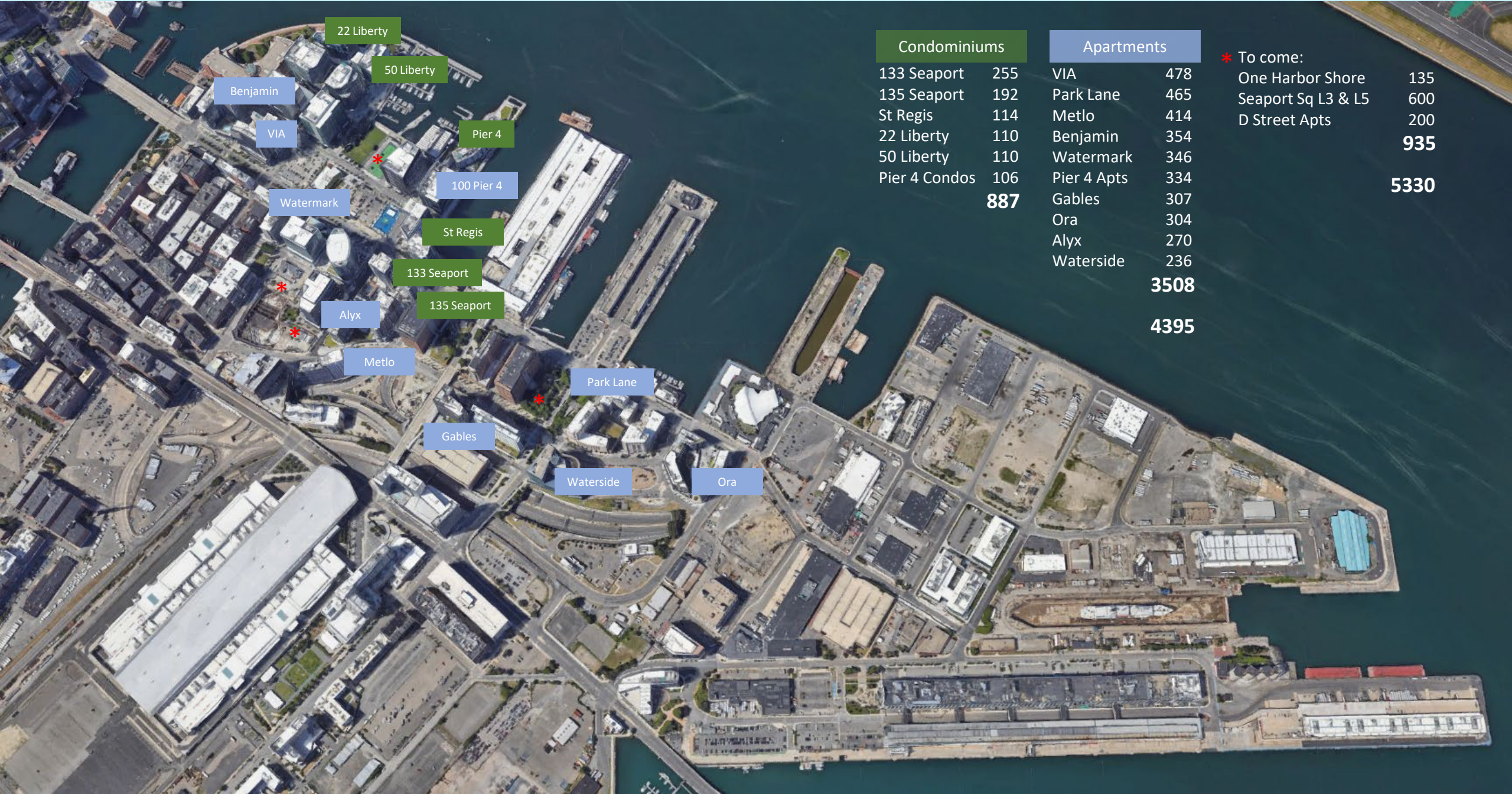
*Dennis Quilty – Attorney - McDermott, Quilty and Miller*

- Cisco Beer Garden expansion
- SAVR Restaurant closing hours

# Seaport Neighborhood Association – Where are we?



# Seaport Neighborhood Association – Who are we?



Condominiums	
133 Seaport	255
135 Seaport	192
St Regis	114
22 Liberty	110
50 Liberty	110
Pier 4 Condos	106
<b>Total</b>	<b>887</b>

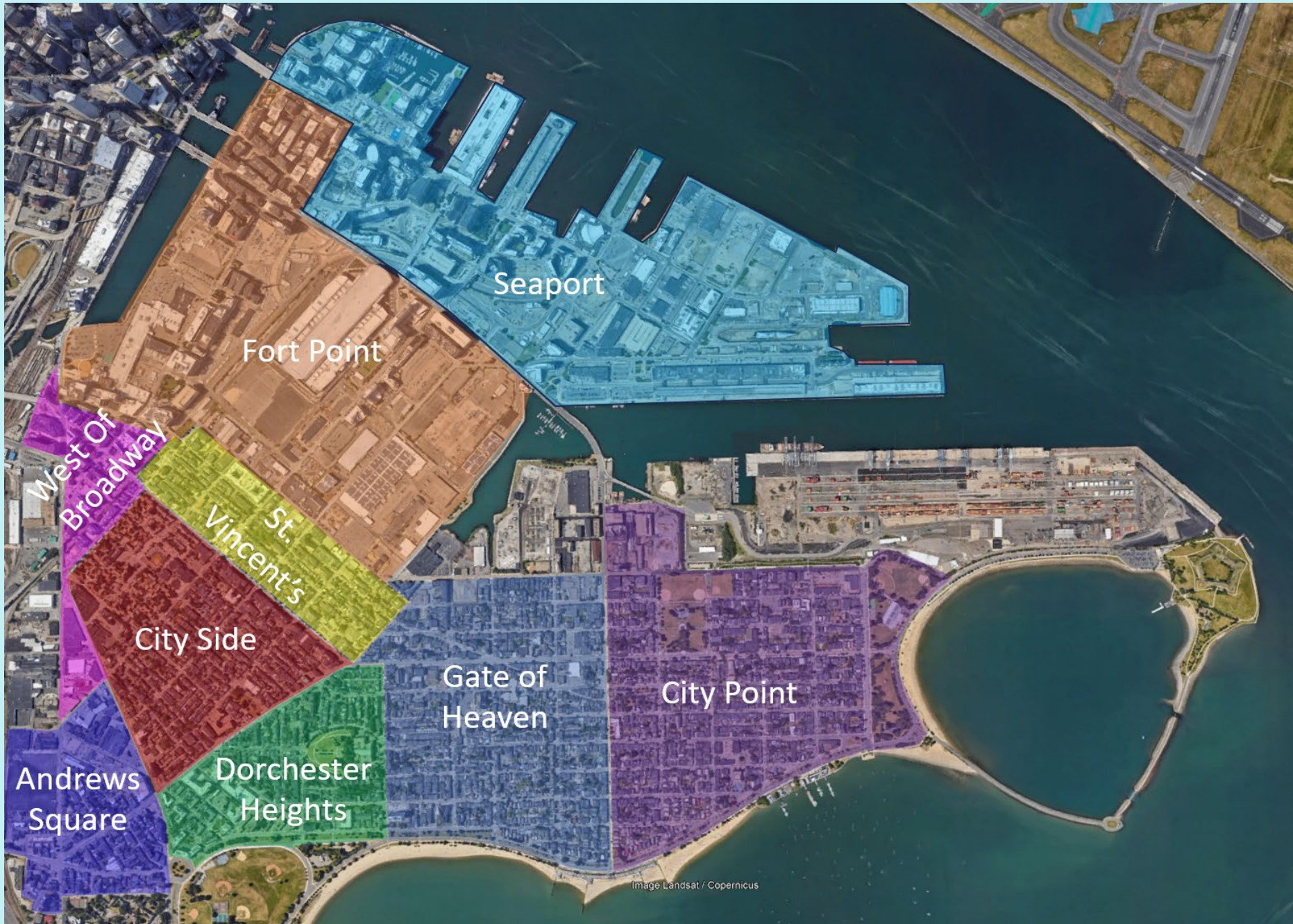
Apartments	
VIA	478
Park Lane	465
Metlo	414
Benjamin	354
Watermark	346
Pier 4 Apts	334
Gables	307
Ora	304
Alyx	270
Waterside	236
<b>Total</b>	<b>3508</b>

* To come:	
One Harbor Shore	135
Seaport Sq L3 & L5	600
D Street Apts	200
<b>Total</b>	<b>935</b>

**5330**

**4395**

# Seaport Neighborhood Association – How do we fit in?



South Boston has nine separate neighborhood associations; each with idiosyncratic projects and concerns but with many issues which overlap several or all our neighborhoods.

# Seaport Neighborhood Association – What is happening?

## 2023 Openings, Changes, Events

Cisco Beer Garden  
(hours)

Eddie Merlot's  
(management)

F1 Arcade

Garret + Borrachito

Grace by Nia

Harpoon Brewery

Hook + Line

Leader Bank Pavilion  
(bottle service)

Limani Grille

Menya Jiro

Mia's Bakery

Moxies

MR8K Roadrace Run

Puttshack

Reelhouse Oyster Bar

Rolls Sushi LLC

SAVR

Serafina (outdoor seating)

Shake Shack (hours)

Stubby's

Summer St Pilot  
Program

Tuscan Kitchen  
(expansion)

Yankee Lobster  
(cordials)

Yuma Ga Arukara

Zazibar

Zazifest

# Over 70% of the Seaport is Massport and BPDA property



BPDA Properties

Massport Properties

Massport Marine Terminal

# Seaport Building Projects

## November 2023

**W** SEAPORT SQUARE - BLOCK L3 & L6 - The 2022 NPC revises the uses in Block L-3 to 150,000 square feet of Office/Research / 260,000 square feet Residential / 15,000 square feet of Retail and the uses in Block L-6 to 50,000 square feet of Office/Research / 290,000 square feet Residential / 15,000 square feet of Retail.

**V** SEAPORT SQUARE – BLOCK L5 One Boston Wharf Road is a 17-story, 707,000 square foot, mixed-use building. In addition to 630,000 sq ft of office space, it will feature ground floor retail and a new performing arts center, comprising two live performance venues of 500 and 100 seats. The building will front on a 1.5-acre park as the epicenter of Harbor Way, a pedestrian-friendly artery that will connect Summer Street to the water's edge. Completion is anticipated in 2024.

**U** SEAPORT SQUARE - Block N at 350 Summer Street is part of the Seaport Square planned development area. Inspired in part by the historic warehouse buildings that characterize the adjacent Fort Point Channel Landmark District, 350 Summer Street is designed by Morris Adjmi Architects of New York City. The building consists of a 16-story office/R&D workplace, containing approximately 40,000 square feet of retail on the first and second floors, and approximately 384,000 square feet of lab/office on the upper floors.

**T** SEAPORT SQUARE - BLOCK P 400 Summer Street is a 16-story laboratory. The approximately 591,000-square foot building will be home to Foundation Medicine, which will occupy 561,000 square feet of lab and office space. The building will also host 30,000 square feet of retail uses. The Project includes the construction of the **Summer Street Steps**, a public gathering place located between 350 and 400 Summer Street that will also provide a major new pedestrian connection from Summer Street to Congress Street at the southern gateway of Harbor Way, leading to the edge of Boston Harbor.

**S** 401 CONGRESS STREET – 10 WORLD TRADE - is a Class A office & life-science building with significant public uses. The Project Site is owned by the Massport and consists of two parcels containing approximately 1.6 acres of land. Consists of a total of approximately 518,500 gross floor area on Parcel A2. Proposes approximately 10,000 square feet of outdoor public realm on Parcel A2 and Congress Street, and 40,000 square feet of outdoor public realm on World Trade Center Avenue. An estimated 20,000 square feet of outdoor landscape and 15,000 square feet of outdoor sheltered flexible space will be accommodated on the Triangle Parcel.

**R** D STREET APARTMENTS - Massport designated The Community Builders and their team to develop the first mixed-income residential development project in the South Boston Waterfront. This project will provide 200 rental units in a 100% affordable project. The proposed unit mix contains 90 two-bedroom units and 25 three-bedroom units. The project consists of a 15-story building totaling 224,000 sf with 15,000 sf of community retail space and a childcare facility.

**A** SEAPORT SQUARE - BLOCK G at 88 Seaport will feature 18 floors with nearly 425,000 square feet of office space, approximately 60,000 square feet of retail on the first two floors, and 5,000 square feet of civic/cultural use.

**B** FAN PIER PARCEL H – 1 HARBOR SHORE DRIVE - within the Fan Pier Planned Development Area (PDA054) is a residential building with ground and second floor facilities of public accommodation including civic/cultural space.

**C** SEAPORT SQUARE - BLOCK G at 120 Seaport Boulevard was approved in the 2017 NPC of Seaport Square as a residential and retail building. The 2022 NPC proposes a change to office/research uses with retail and civic ground floor space.

**D** SEAPORT SQUARE - BLOCK F is the site of 12,000 sf District Hall and the Seaport Common open space, which includes the Massachusetts Fallen Heroes Memorial. The 2022 NPC eliminates a building, instead creating public open space.

**E** COMMONWEALTH PIER REVITALIZATION PROJECT is a transformative project that will modernize and reposition the existing building and Commonwealth Pier for its next generation of use. The project will enhance its current uses by replacing the existing exhibition hall with new public realm spaces and improvements and expanded ground-floor retail space, as well as creating new flexible and innovative office space and first-class event spaces.

**F** PARCEL 6 (A AND B) PARCEL 6 is located in the Massport Marine Terminal for a development of approximately 90,000 gross square feet. Parcel 6A is occupied by Boston Sword & Tuna with a purpose-built fresh seafood processing and distribution plant. Parcel 6B is intended for the construction of a new seafood facility to relocate two seafood businesses (F.J. O'Hara and Pangea Shellfish)..

**G** BOSTON CARGO TERMINAL Redevelopment of the BMIP's North Jetty site is the construction of an intermodal marine industrial facility, consisting of 3 buildings and a 4.3 acre cargo handling site.

**H** PARCELS O AND P FLYNN MARINE PARK - Marcus Partners filed a Project Notification Form with the BPDA on April 2nd, 2021, for the redevelopment of Parcels O and P, which have addresses of 1 Au Bon Pain Way and 3 Anchor Way, to construct a 219,000 sf life sciences/R&D building, and 9,000 sf reuse of the existing building on Parcel P to serve as amenity space for the new life sciences/research and development.

**I** MASSPORT MARINE TERMINAL PARCEL 5 is under an April 30, 2019 development agreement between Massport and Pilot Seafood Parcel 5 LLC. The gross floor area of marine industrial use is 211,370 sf with building footprints at 115,270 sf and 165 parking spaces. The Project is divided into three subparcels: 5A.1 and 5A.2, and 5B. The northernmost building, 5A.1, will be developed as a two-stage seafood-related building anticipated to be used by Stavis Seafoods. The second stage on 5A.2 will be another marine industrial building. The southern portion of the site, is anticipated to be developed as marine industrial or ancillary use.

**J** PARCEL M - Construction of a multi-tenant facility for seafood processing, storage and refrigeration. The facility will be a 2-story, light industrial building of 56,000 sq ft on the first floor, with an office mezzanine area on the second floor of 23,000 sq ft. Will include operational and will also support shipping and loading areas.



**Q** 701 CONGRESS STREET - SEAPORT CIRCLE Project will construct a 13-story laboratory/R&D and office building located on Parcel H totaling 587,000 GFA, a two-story job training/non-profit center on an adjacent parcel totaling approximately 16,000 GFA, and an elevated walkway that connects these two buildings and surrounding properties. It includes a 0.96 surface parking lot on Parcel H, which is owned by Massport, and a 1.26 acre parcel consisting of the MBTA Silver Line Way and land that includes the existing Boston Water and Sewer Commission Pump Station. The It will include commitments to improve the Silver Line Way station as well as other public realm improvements.

**P** SOUTH BOSTON INNOVATION CAMPUS is the redevelopment of the approximately 4.36-acre site located at the intersection of Northern Avenue and the Massport Haul Road on Parcels T and T1 of the Raymond L. Flynn Marine Park. The Project calls for the construction of a ten (10)-story, approximately 381,000 square foot building including laboratory, research and development, office, and supporting uses. Parking for 325 vehicles is also proposed in surface lots and a below-grade garage.

**O** 7 CHANNEL STREET BPDA granted tentative designation to a joint venture of Lincoln Property Co. and Quaker Lane Capital to build a 262,000-square-foot, 9-story office and lab at 7 Channel St., a BPDA-owned property .Under program B, the proposed building will also include a two-floor firehouse.

**N** 24 DRYDOCK AVENUE - proposes the demolition of the existing 3-story structure and construction of an 8-story, mixed-use building totaling approximately 236,375 sf. The Project contemplates the provision of space for Boston Ship Repair and life sciences facilities.

**M** 22 DRYDOCK AVENUE proposes to construct a seven-story, research laboratory building with a gross floor area of 319,750 sf and including fitted-out, ground-level space for The Gloucester Marine Genomics Institute, a non-profit organization.

**L** PARCEL X (310 NORTHERN AVENUE) MP Properties II, LLC filed a Project Notification Form on February 28, 2022 for the proposed redevelopment of Parcel X in the Raymond L. Flynn Marine Park. The Proponent was assigned the existing ground lease for Parcel X, which has an address of 310 Northern Avenue, by the Economic Development and Industrial Corporation ("EDIC") in November of 2020. The Proponent proposes the construction of a new, two (2)-building, approximately 742,000 square foot life sciences/research and development campus.

**K** 88 BLACK FALCON AVENUE - DIV Black Falcon, LLC filed a Letter of Intent with the BPDA on December 10th, 2020 regarding the redevelopment of the property owned by Massport and known as 88 Black Falcon Avenue in the Flynn Marine Park. The Proponent proposes a four-story vertical addition of approximately 330,600 square feet to the existing three-story structure. The redevelopment proposal also includes expanded parking facilities and site improvements. The Project is contemplated to include water-dependent/maritime uses, as well as office, research and development, and laboratory uses and will be subject to a future license application under M.G.L. Chapter 91. The NPC, filed with the BPDA on April 4, 2023, describes the proposal to undertake the previously approved Project in two phases.



# Seaport Life Sciences / Lab Space Projects

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Seaport Neighborhood Association



Mark McGonagle

Deputy Director -

Community Engagement

# Seaport Life Sciences / Lab Space Projects and Biosafety Levels



## Risk Groups and Biosafety Levels\*

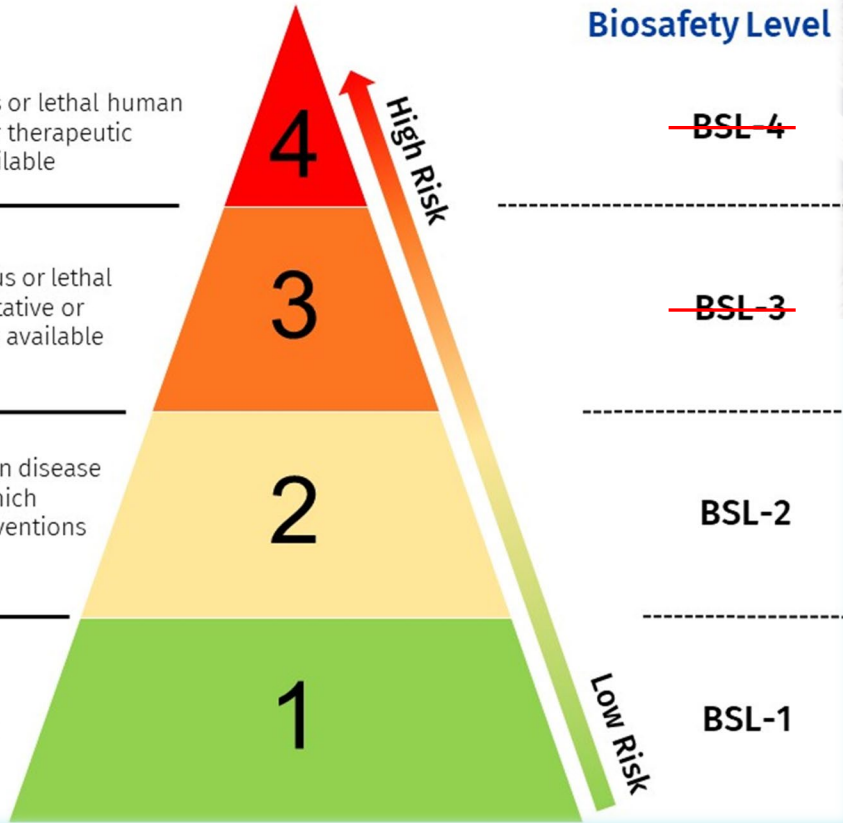
### Risk Group

Agents are likely to cause serious or lethal human disease for which preventative or therapeutic interventions are usually not available

Agents are associated with serious or lethal human disease for which preventative or therapeutic interventions may be available

Agents are associated with human disease which is rarely serious and for which preventative or therapeutic interventions are often available

Agents are not associated with disease in healthy adult humans



### Biosafety Level

~~BSL-4~~

~~BSL-3~~

BSL-2

BSL-1

There are no Level 3 or 4 labs constructed, under construction or planned for the Seaport.

Seaport Neighborhood Association



Lydia Polaski

Mayor's Office of Neighborhood Services -  
South Boston Neighborhood Liaison

[lydia.polaski@boston.gov](mailto:lydia.polaski@boston.gov)

617-293-8328

[www.boston.gov/departments/neighborhood-services](http://www.boston.gov/departments/neighborhood-services)

Seaport Neighborhood Association



Molly Griffin

Coordinator -

Community & Partnerships

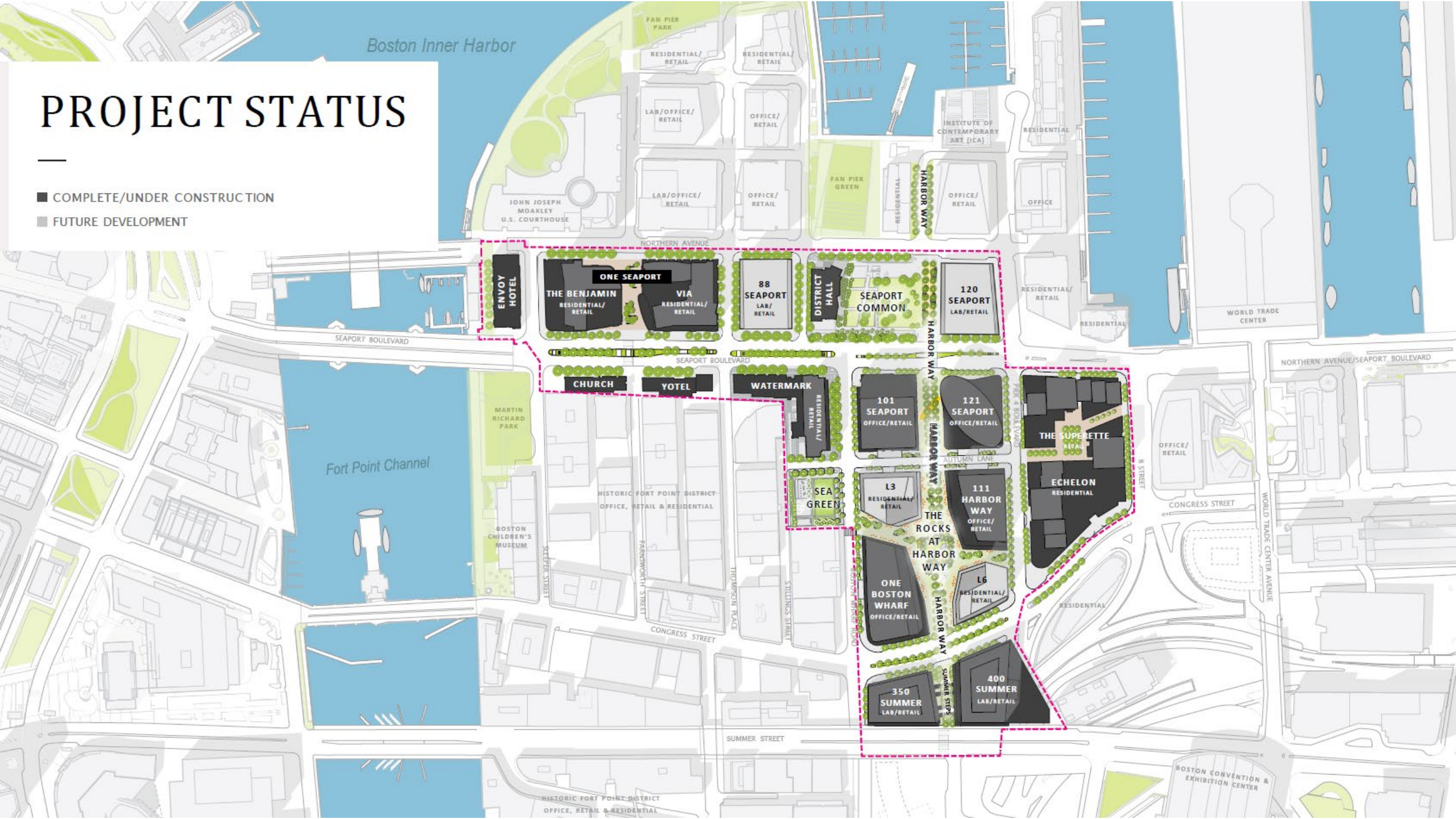
[info@bostonseaport.xyz](mailto:info@bostonseaport.xyz)

For more information:

[www.bostonseaport.xyz](http://www.bostonseaport.xyz)

# PROJECT STATUS

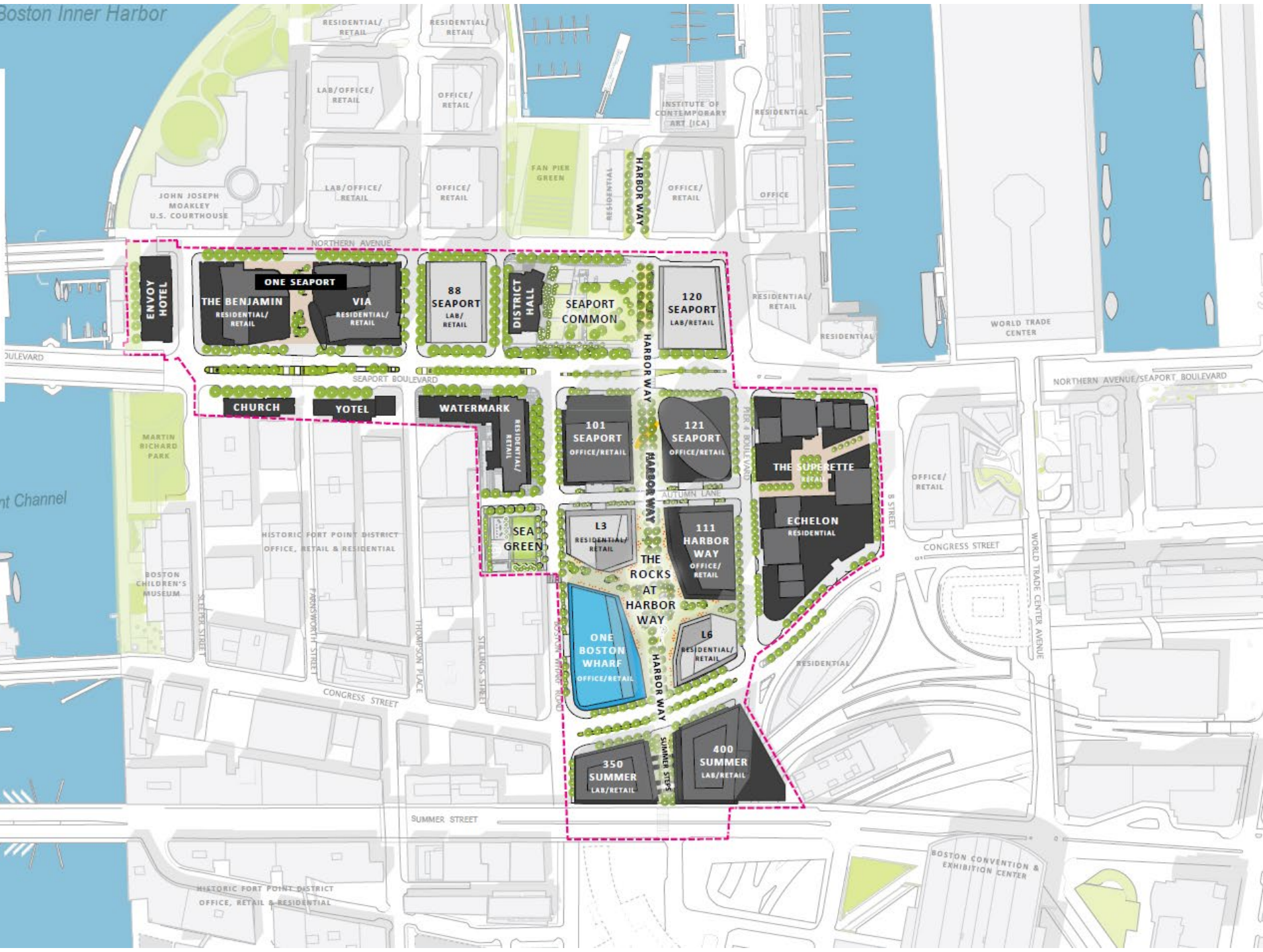
- COMPLETE/UNDER CONSTRUCTION
- FUTURE DEVELOPMENT



Boston Inner Harbor

# ONE BOSTON WHARF

- COMPLETE/UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- ONE BOSTON WHARF

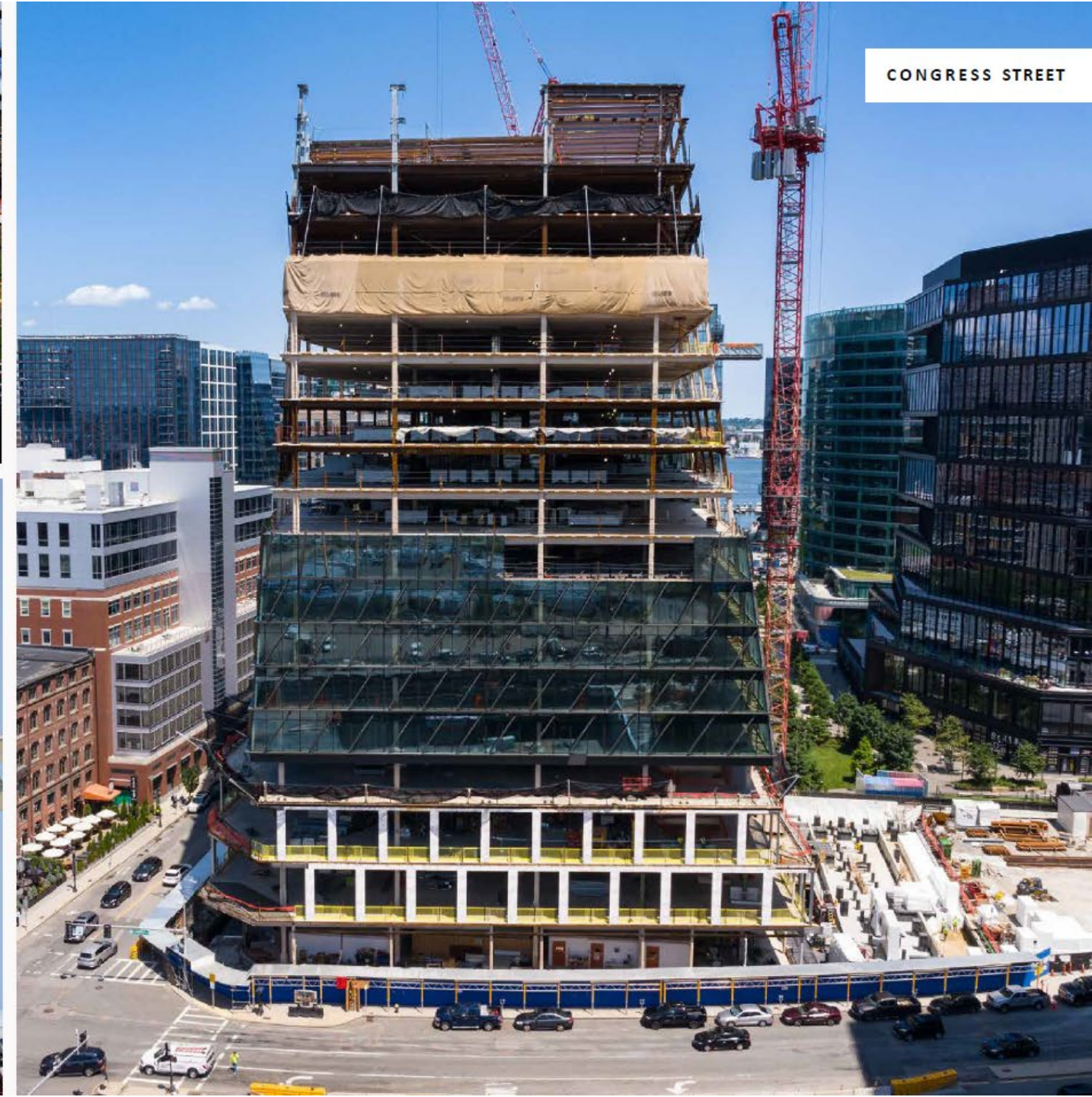


# ONE BOSTON WHARF

- Office, Retail and 700-seat Performing Arts Center: 694,000 SF
- Amazon (3,000+ employees)
- Largest office lease signed in Boston (2021)
- Designed by Henning Larsen

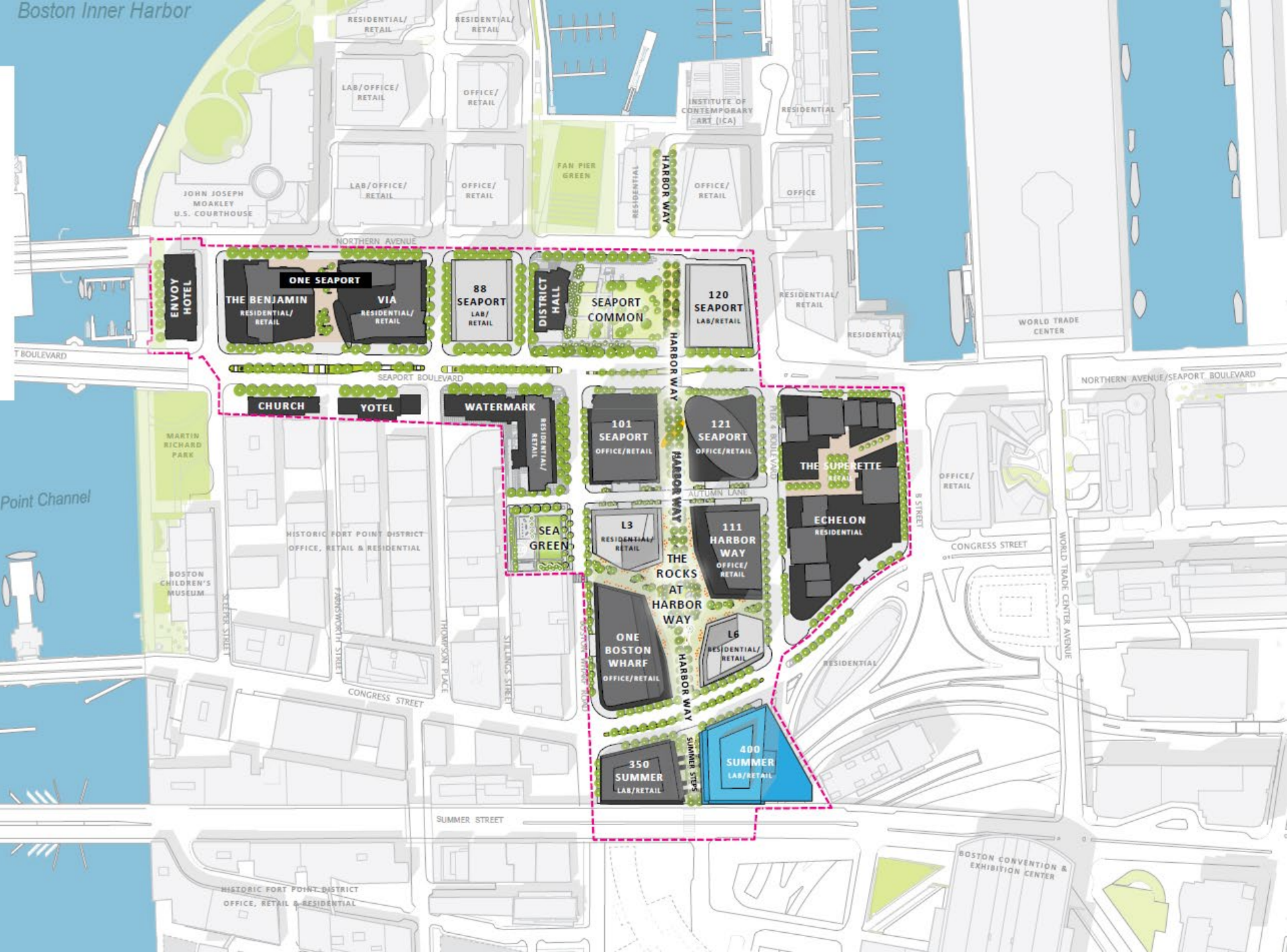






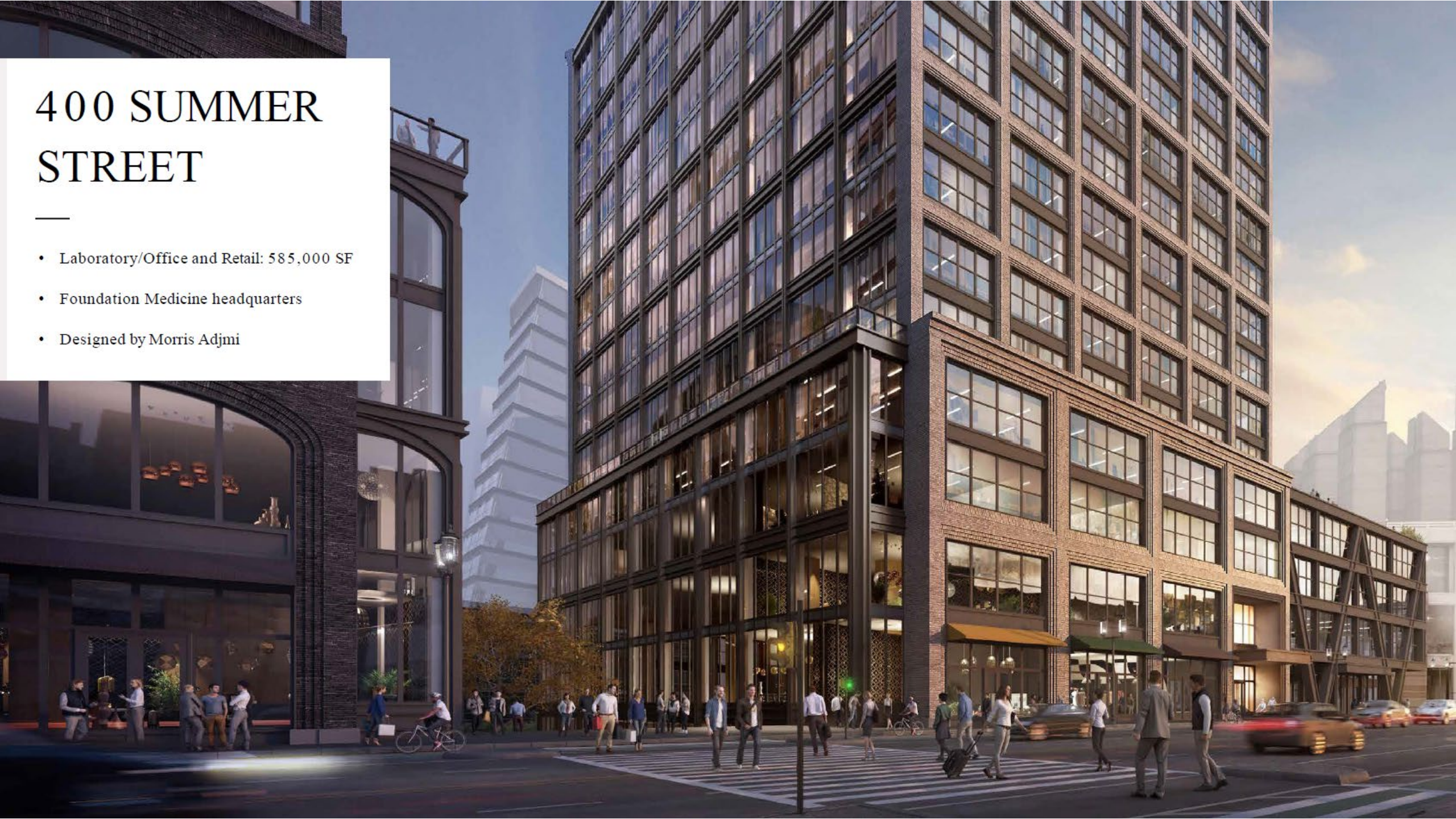
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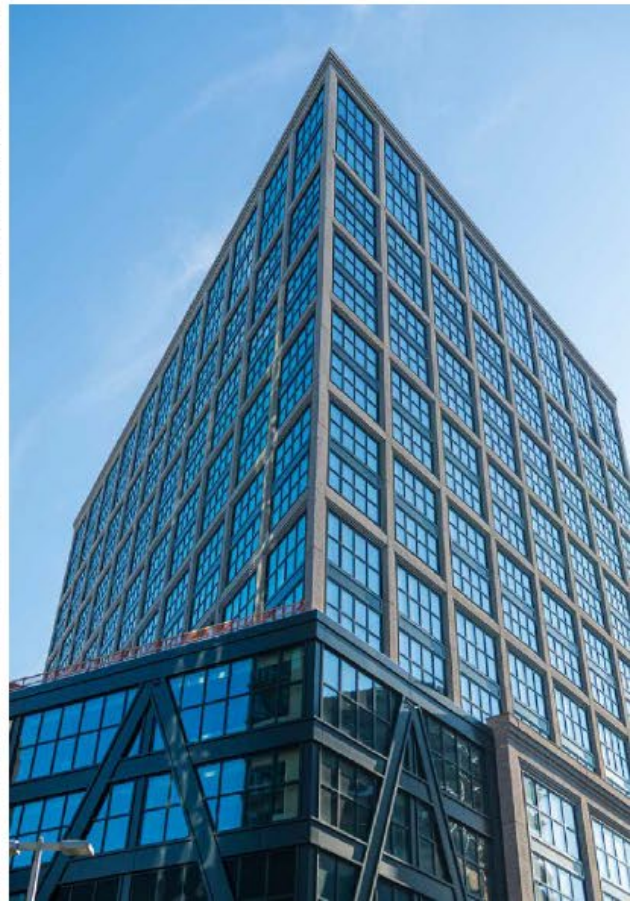
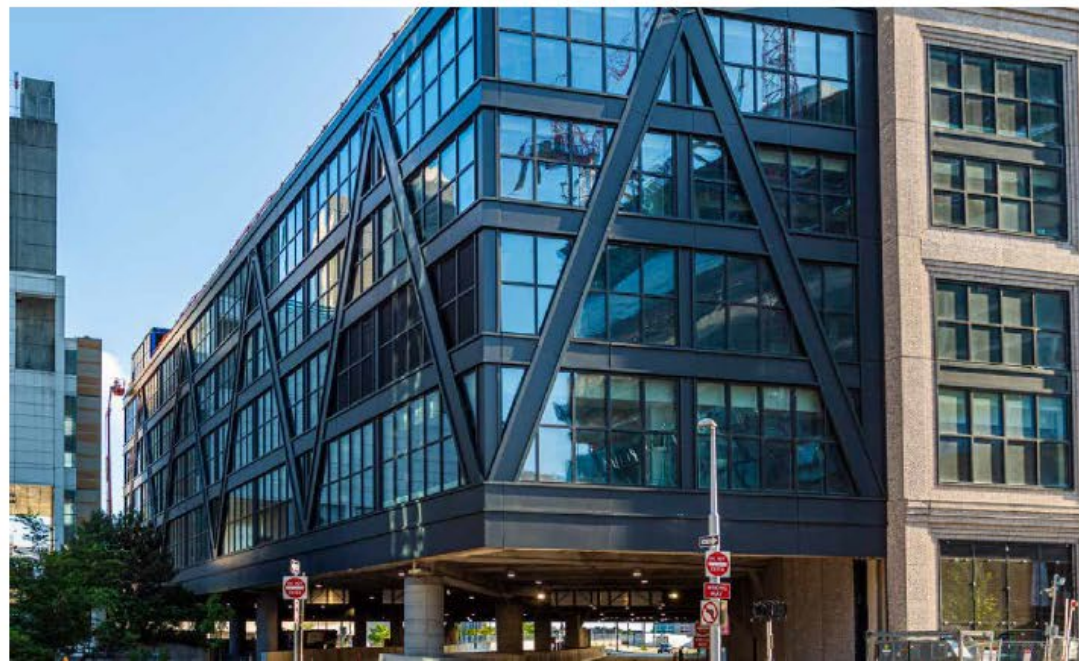
- COMPLETE/UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- 400 SUMMER STREET



# 400 SUMMER STREET

- Laboratory/Office and Retail: 585,000 SF
- Foundation Medicine headquarters
- Designed by Morris Adjmi

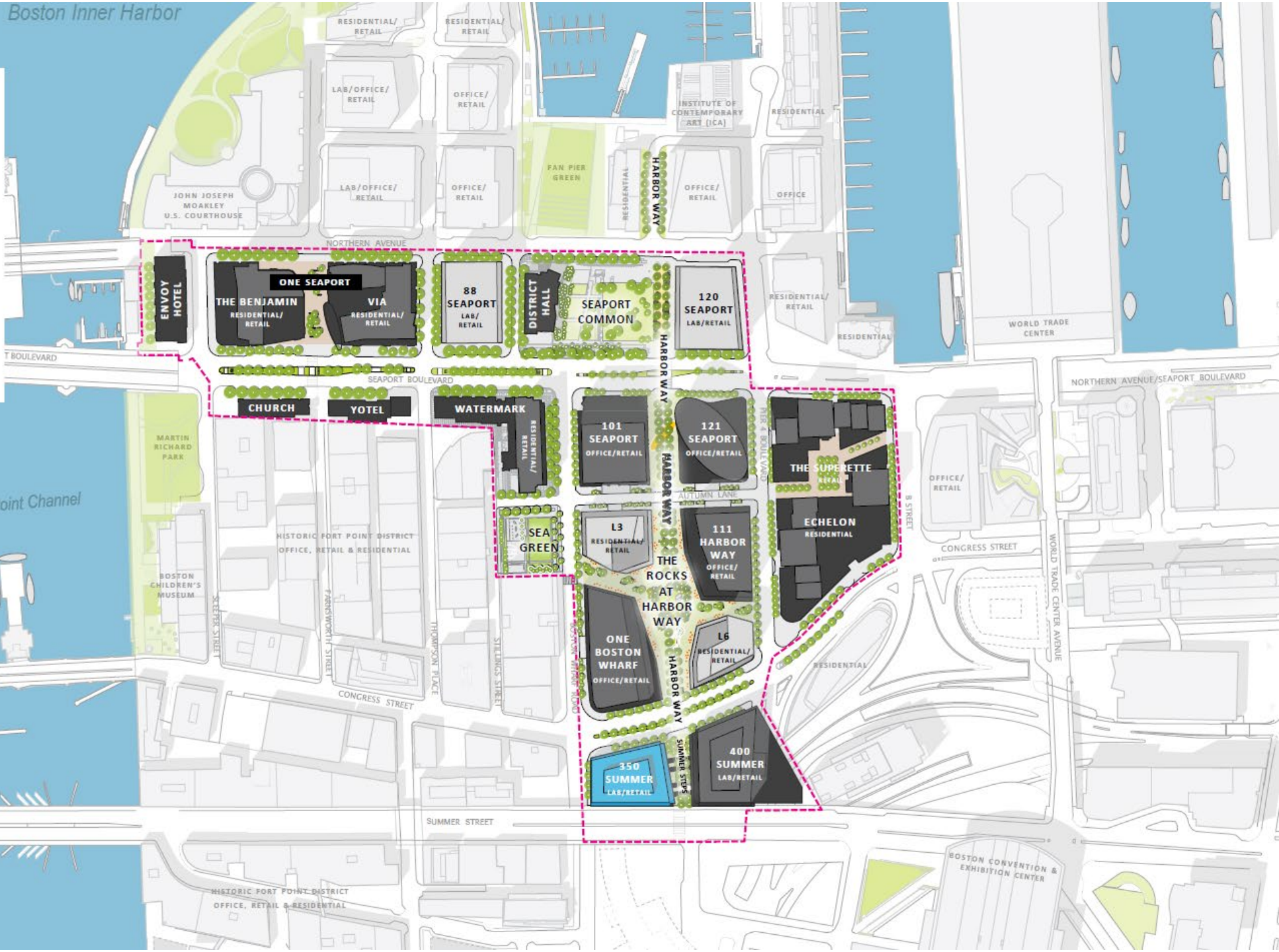




Boston Inner Harbor

# 350 SUMMER STREET

- COMPLETE/UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- 350 SUMMER STREET



Fort Point Channel

ENVOY HOTEL

THE BENJAMIN  
RESIDENTIAL/RETAIL

VIA  
RESIDENTIAL/RETAIL

88 SEAPORT  
LAB/RETAIL

DISTRICT HALL

SEAPORT COMMON

120 SEAPORT  
LAB/RETAIL

CHURCH

YOTEL

WATERMARK  
RESIDENTIAL/RETAIL

101 SEAPORT  
OFFICE/RETAIL

121 SEAPORT  
OFFICE/RETAIL

THE SUPERETTE  
RETAIL

MARTIN RICHARD PARK

BOSTON CHILDREN'S MUSEUM

HISTORIC FORT POINT DISTRICT  
OFFICE, RETAIL & RESIDENTIAL

SEA GREEN

L3  
RESIDENTIAL/RETAIL

111 HARBOR WAY  
OFFICE/RETAIL

ECHELON  
RESIDENTIAL

ONE BOSTON WHARF  
OFFICE/RETAIL

L6  
RESIDENTIAL/RETAIL

350 SUMMER  
LAB/RETAIL

400 SUMMER  
LAB/RETAIL

BOSTON CONVENTION & EXHIBITION CENTER

# 350 SUMMER STREET

- Laboratory/Office and Retail: 430,000 SF
- Designed by Morris Adjmi

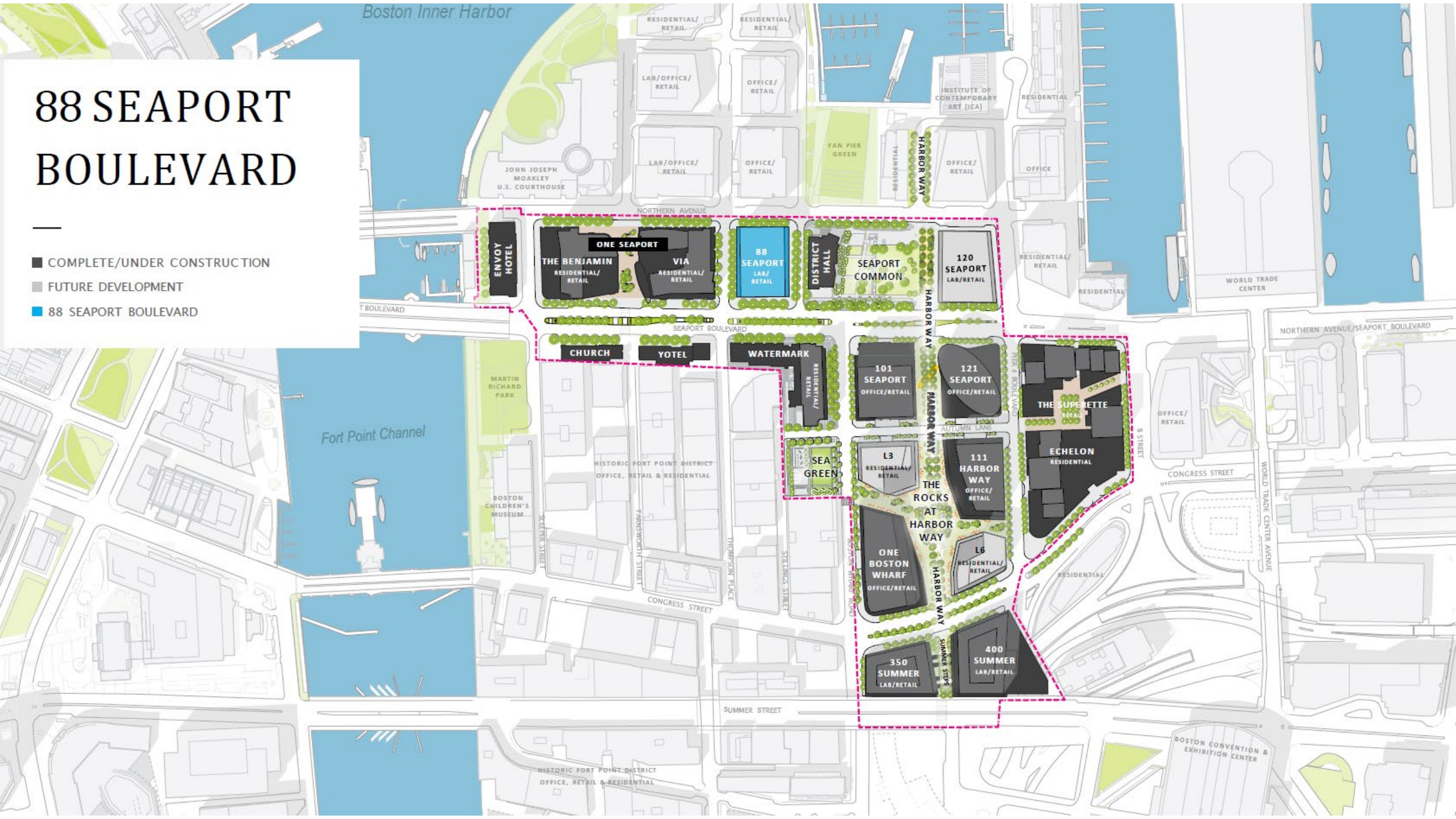
SEAPORT LABS:  
350/400 SUMMER  
CONGRESS STREET



Boston Inner Harbor

# 88 SEAPORT BOULEVARD

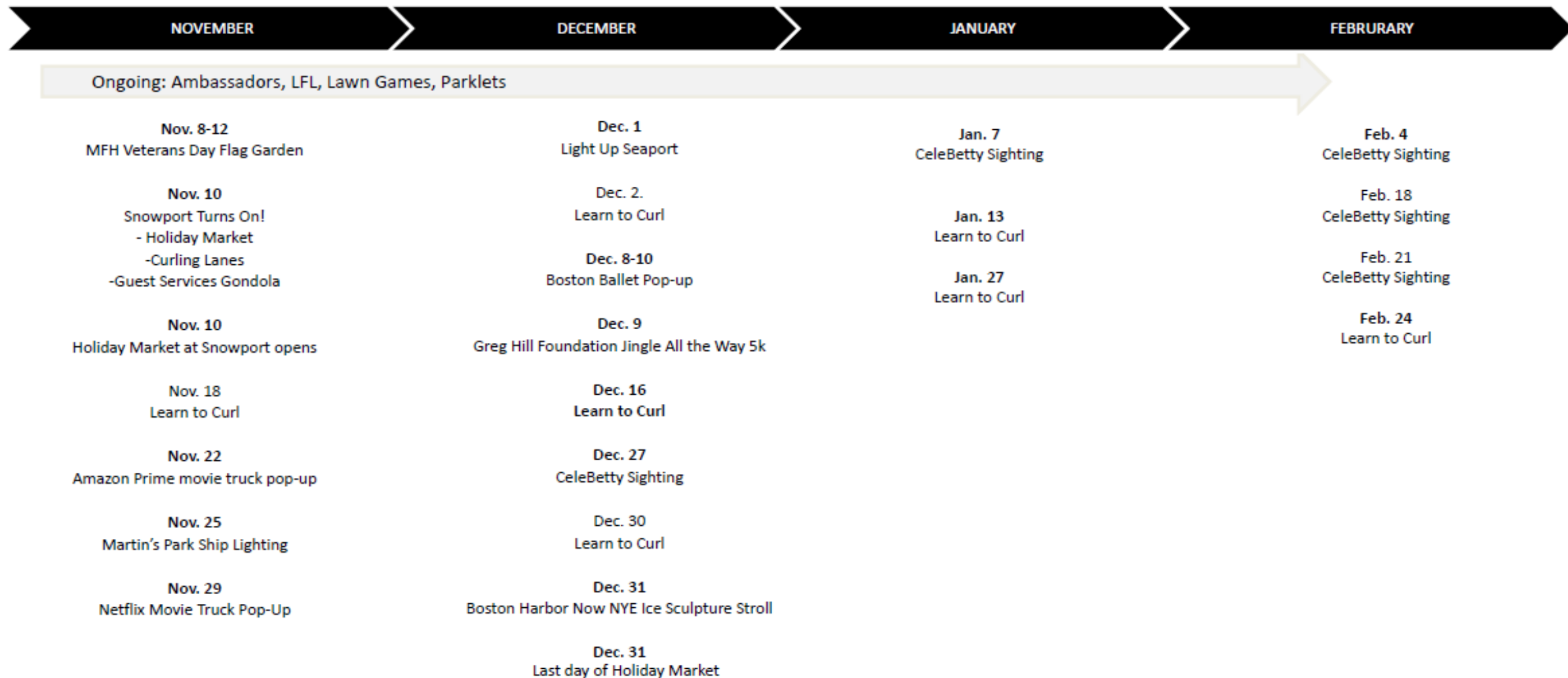
- COMPLETE/UNDER CONSTRUCTION
- FUTURE DEVELOPMENT
- 88 SEAPORT BOULEVARD







# Winter Activations: November-February






# Snowport 2023 Overview + Layout



- SEAPORT COURTYARD**
- Light Up Seaport Activity (12/1)
  - Menorah (December)

- D LOT**
- Tree Market (11/17-12/23)
  - Dibond Walls (Qty. 14) (10/20-1/7)

**LEGEND**

- Light wrapped trees 
- Snowport/HM Signage 
- Dibond Signage 

- SEAPORT COMMON**
- Holiday Tree (11/18-12/31)
  - Light Up Seaport (12/1)

- F/G LOT**
- The Current (10/21-1/8)
  - Holiday Market (11/10-12/31)

- L1/L2 HARBOR WAY**
- Curling Lanes (11/10-2/26)
  - Guest Services Gondola (11/10-2/26)

- L4**
- Wrapped Trees

- M BLOCK**
- Holiday Decor (11/10-12/31)
  - CeleBETTY Sightings (December-February)

# Holiday Market at Snowport

The Holiday Market at Snowport has returned for 2023!

## Snapshot

- **Location:** 100 Seaport Boulevard
- **Dates:** November 10-December 31, 2023
  - Closed Thanksgiving, Christmas, and 12/26
- **Hours:**
  - Mon-Th | 3pm-8pm
  - Fri-Sat | 11am-9pm
  - Sun | 11am-8pm
- **Extended Hours starting 12/11 and ending 12/31:**
  - Sun-Th | 11am-8pm
  - Fri-Sat | 11am-9pm
- **Vendors:** 100+ retailers, plus food and beverage, a Crafting Corner, and interactive moments (Presents Place, Winter Wish Wall, Mistletoe Arch)

## Ways to Get Involved

- Host an Event here | email [Emily.soukas@wsdevelopment.com](mailto:Emily.soukas@wsdevelopment.com)



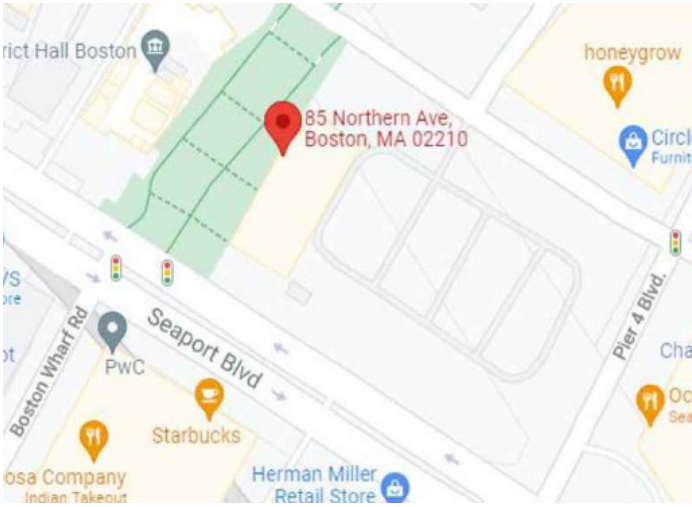
Seaport Neighborhood Association

Dennis Quilty

Attorney -

McDermott, Quilty and Miller

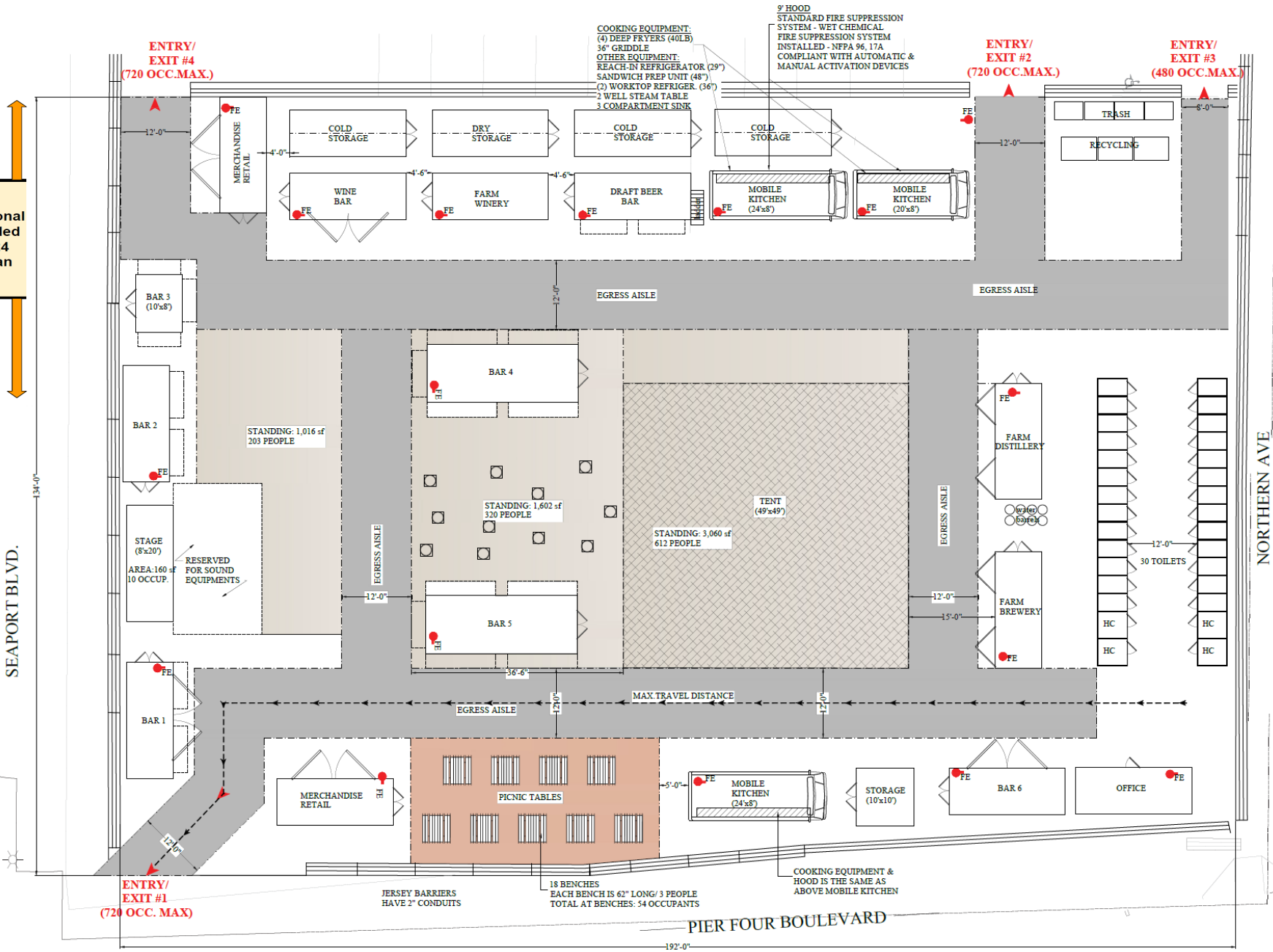
# Cisco Beer Garden – Proposal to Expand in 2024



Additional 26' added for 2024 site plan

## PROPOSED BEER GARDEN (compared to 2023)

OCCUPANCY LOAD CALCULATION			
AREAS	STANDING AREA: 5sf/p	STAGE AREA: 15sf/p	PICNIC TABLES 62"bench/18"/p
TOTAL SF	5,678sf/5sf (+1,014sf)	160sf/15sf (unchanged)	2 people/bench x 18 benches (unchanged)
TOTAL	1,135 people (+203 people)	10 people (unchanged)	54 people (unchanged)
TOTAL OCCUPANCY	1,199 PEOPLE (+203 people - 20% increase)		
TOTAL SQ FT	25,728 sf (+5,368 sf - 26% increase)		



# SAVR Restaurant @ 150 Seaport Blvd Proposal

- Extended Hours
  - 2am indoor close



# THANK YOU!!!



Please visit our website [www.seaportneighbors.org](http://www.seaportneighbors.org) to see the slides from this presentation, get more information on the SNA and to keep up on all the latest Seaport news!