

FORMER A-7 EAST BOSTON POLICE STATION

Community Meeting #2



December 8, 2025

Scott Greenhalgh, Real Estate Development Officer



Planning Department

CITY of BOSTON

INTERPRETATION AND TRANSLATION

Available languages:

- English
- Spanish

Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.



Link to translated slides will be provided in the chat and posted on the webpage after the meeting.

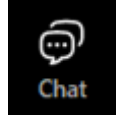
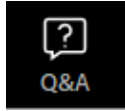
MEETING ETIQUETTE



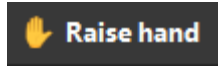
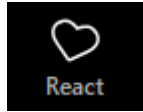
PLEASE HELP US ENSURE THAT THIS CONVERSATION IS A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the “Raise Hand” function on Zoom for comments or questions)
- Please limit responses to two minutes or less
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website or email scott.greenhalgh@boston.gov

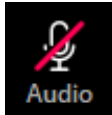
ZOOM TIPS



Use the Q&A or Chat to type a comment or ask a question at any time – Planning Department staff will moderate the chat.



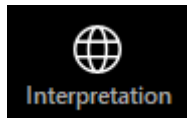
To raise your hand, click on “React” at the bottom of your screen, and then choose the “Raise Hand” option in the box.



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk.



Turns your video on/off.



Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

RECORDING



- At the request of community members, this event will be recorded and posted on the project webpage for those who are unable to attend the zoom event live.
- It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.
- Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.



AGENDA

OBJECTIVE

- 1) Share background
- 2) Share draft development objectives, design guidelines, and evaluation criteria

1

BACKGROUND & RECAP

2

RFP VISIONING

3

DISCUSSION

SUMMARY



FORMER A-7 POLICE STATION

Assessing ID : 0105699000

Address : 69 Paris Street, East Boston, MA 02128

Lot size : ~0.3 acres

Current GSF : ~25,000 sf

The former A-7 Police Station, a vacant historic building located near Maverick Square and public transportation in East Boston, is up for rehabilitation and adaptive reuse following the relocation of the Police Department functions to the new station at 300 East Eagle Street in 2023. The Police Station is connected to the East Boston District Court at 37 Meridian Street. Considering challenges such as historic preservation requirements and flood risk, it will be important to rehabilitate and transform this former City asset into a vibrant new use. The Planning Department is seeking community input on the reuse of this building.

DISPOSITION PROCESS

Goal: Redevelop vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses

Real Estate Division analyzes subject parcel and provides background

Real Estate Division drafts Request for Proposal (RFP) that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.

RFP is released and developers submit proposals

Strongest proposal chosen based on evaluation criteria and community feedback

Developer secures all design, financing, permits and is ready to break ground

DUE DILIGENCE

RFP VISIONING

RFP DRAFTING

DRAFT RFP REVIEW

RELEASE RFP

DEVELOPER PRESENTATION

TENTATIVE DESIGNATION

FINAL DESIGNATION

DISPOSITION

Public Meeting(s) to gather ideas, share recommendations, and receive feedback (often multiple meetings)

Public Meeting to review RFP proposals

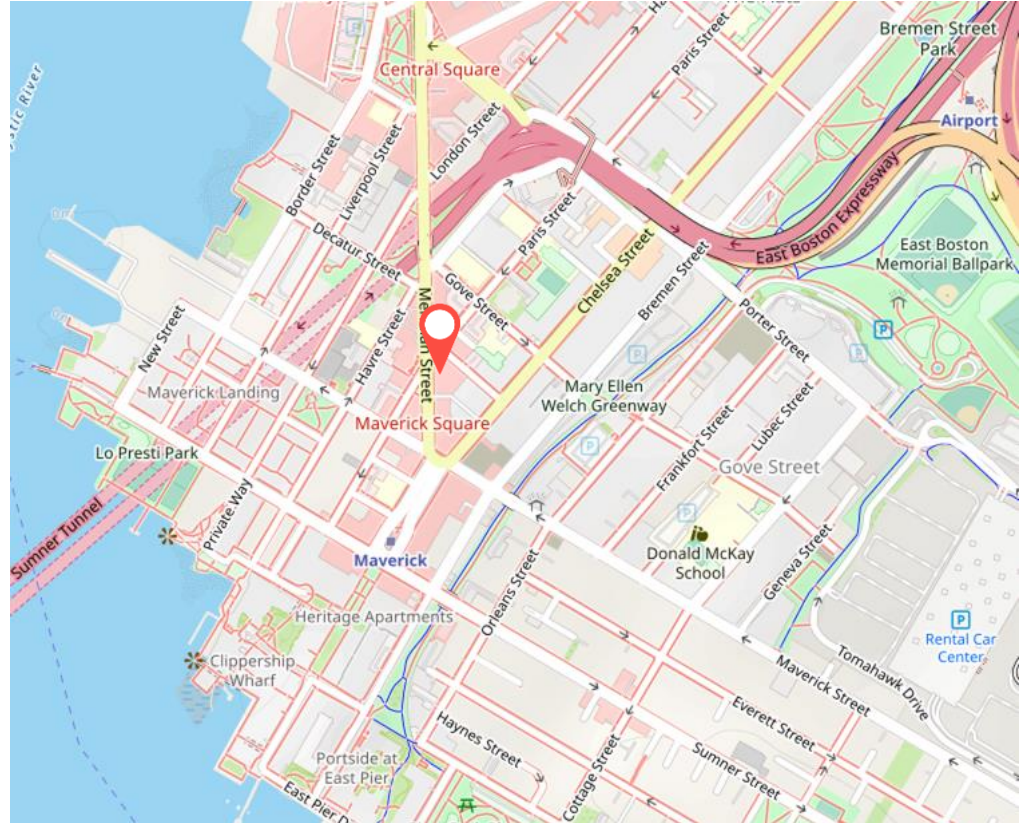
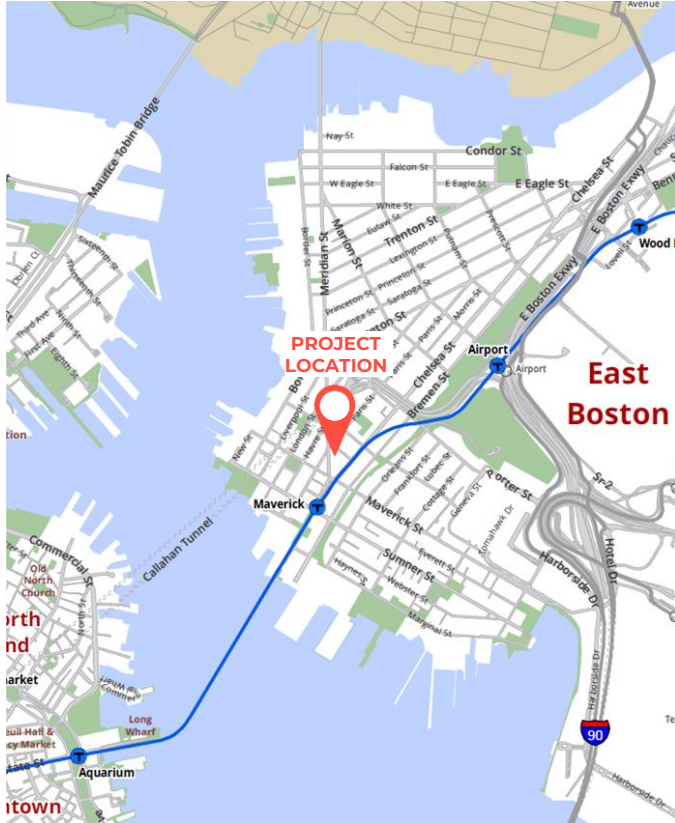
Public Meetings led by entitlement/permitting process (Article 80, BCDC, IAG...)

Ground lease or sale executed; Development breaks ground

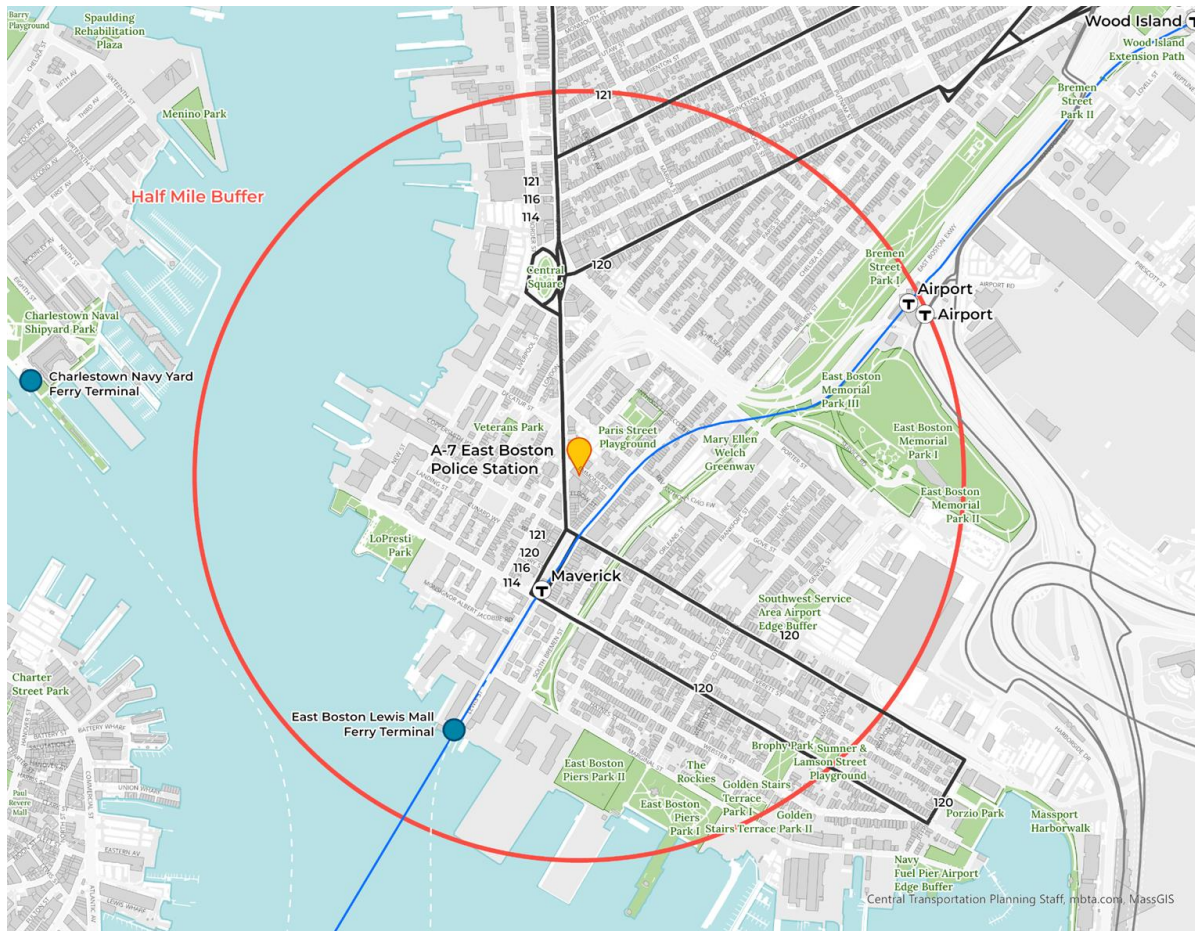
... and it's an iterative process!

BACKGROUND & RECAP

PROJECT LOCATION



EAST BOSTON NEIGHBORHOOD



TRANSPORTATION

- 0.2 miles from Maverick MBTA Blue Line Station
- Route 114, 116, 120, 121 Bus - Meridian St @ Havre St
- East Boston Ferry, Water Shuttle, Water Taxi

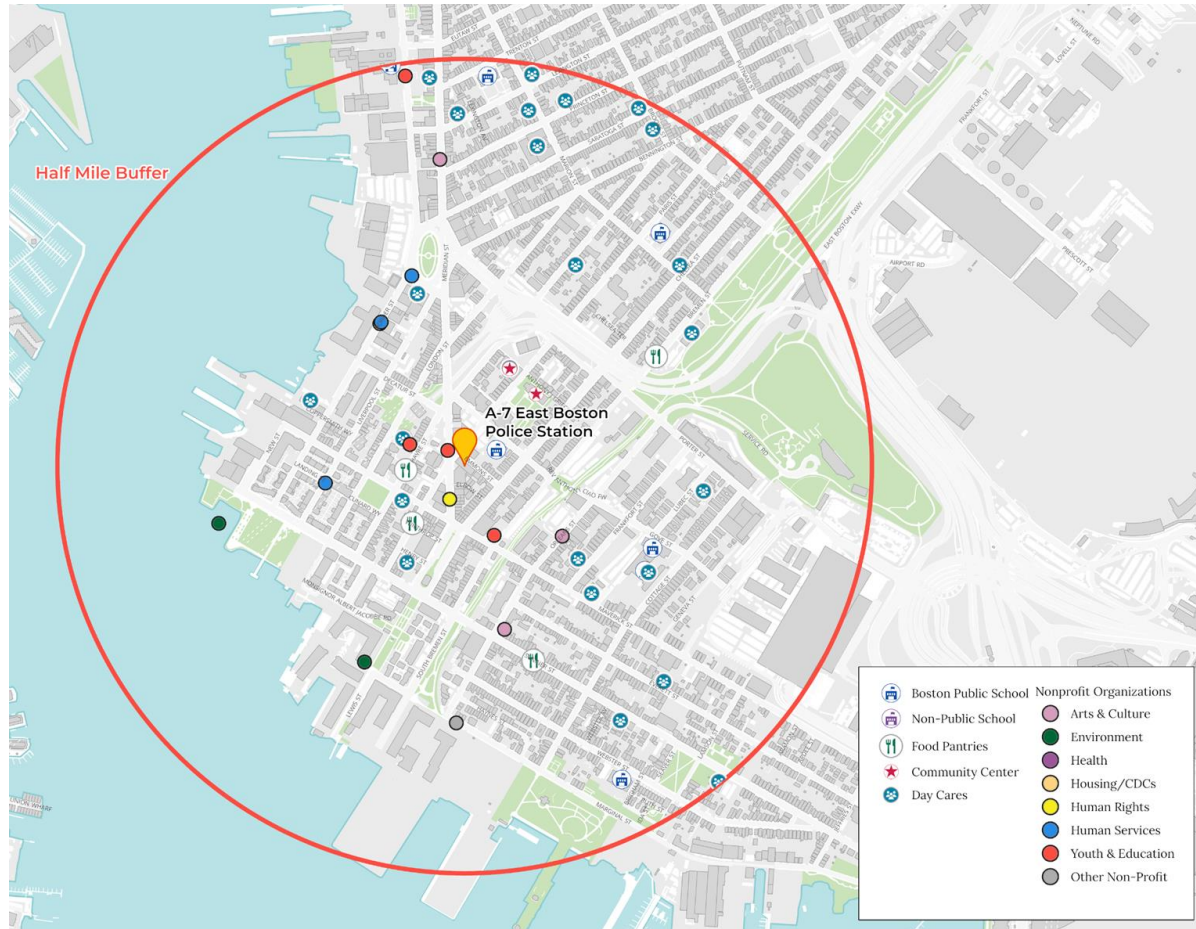
NEIGHBORHOOD AMENITIES

- Maverick Square - restaurants, bakeries, grocers
- East Boston Farm Stand
- Shaw's

OPEN SPACE

- Paris Street Playground
- Lombardi Memorial Park
- LoPresti Park
- Central Square

EAST BOSTON COMMUNITY SERVICES



FORMER A-7 POLICE STATION



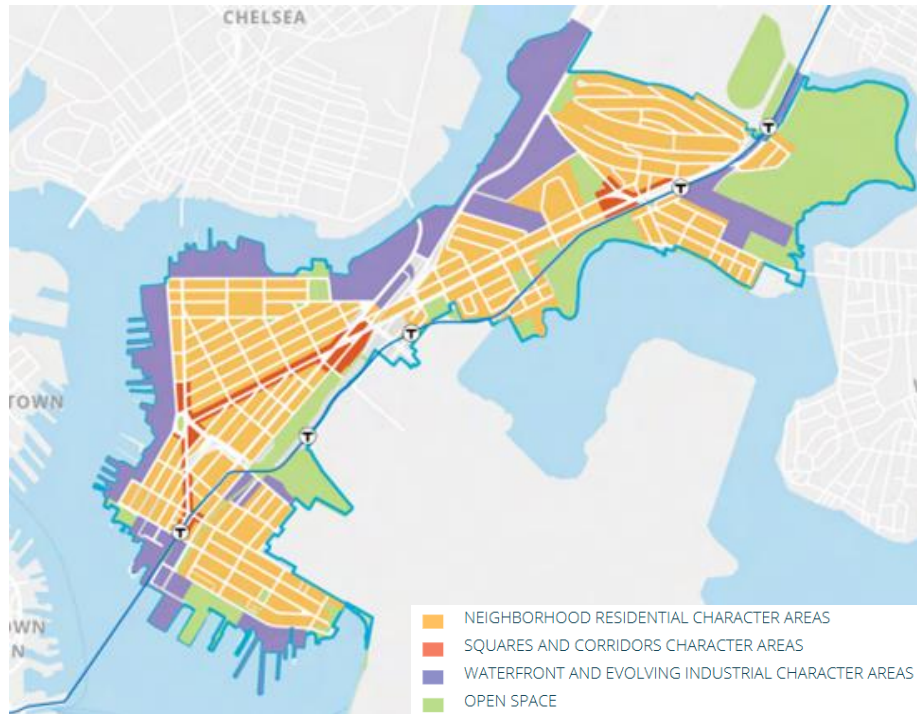
SITE HISTORY



MHC MACRIS Database

- Police Station was originally constructed in 1912 and it was later extended in 1930, when a third story was added.
- In 1931, the two-story Courthouse (37 Meridian St) was built adjoined to the Police Station.
- Police Department functions were relocated to new station at 300 East Eagle Street in 2023.
- This centrally-located site will need to be surplused to enable disposition for a non-municipal use.

ZONING & PLANNING



Character Areas Map (PLAN: East Boston, 2024)

RELEVANT PLANS

- PLAN: East Boston (2024)
- Coastal Resilience Solutions for East Boston and Charlestown Phase I (2017) and Phase II (2022)
- MBTA Redesign consolidating Bus Routes 116 and 117 into more reliable 116

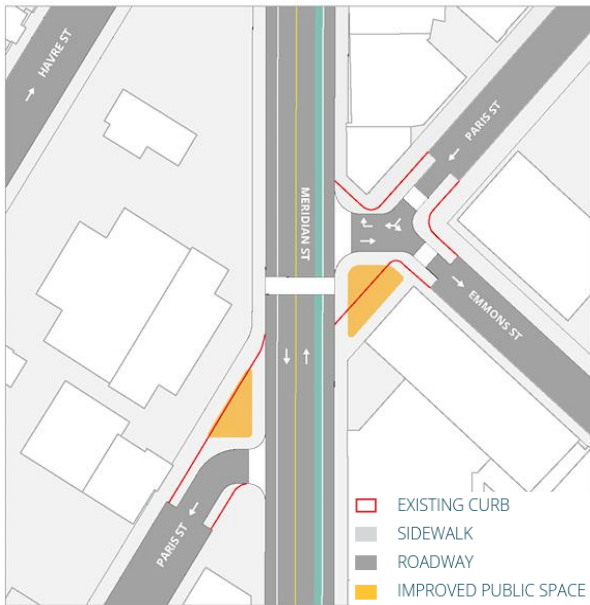
ZONING DISTRICT

- Article 53 East Boston Neighborhood District
- Neighborhood Business (Mixed-Use-5) Subdistrict- dimensional and use regulations (53B)

OVERLAYS

- Coastal Flood Resilience Overlay District
- FEMA Flood Hazard Area
- Groundwater Conservation Overlay District

PLAN: EAST BOSTON RECOMMENDATIONS



Meridian/Paris St Intersection Proposed Condition (PLAN: East Boston, 2024)

*Existing street trees (not shown in above image) are to be maintained.

PLANNING GOALS

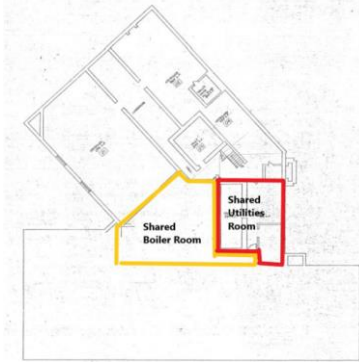
- Expand affordable housing
- Economic development
- Climate preparedness
- Contextual growth
- Improved connectivity

WHAT IT COULD MEAN FOR FORMER A-7 POLICE STATION...

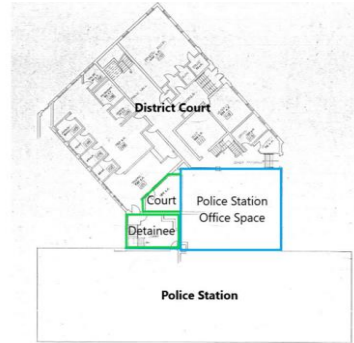
- Ground-floor activation: retail, encouragement of small businesses
- Mitigation of conflict and added public realm at **Meridian St/Paris St Intersection**
- Redevelopment to preserve historically significant elements
- Additional density allowed (maximum of 5 stories and 65' per zoning), in keeping with historic character
- Flood resilience measures needed
- **Permitted uses:** residential, retail, office, commercial, community center, child care, clinic, supportive housing, museum

DCAMM INVOLVEMENT

Basement



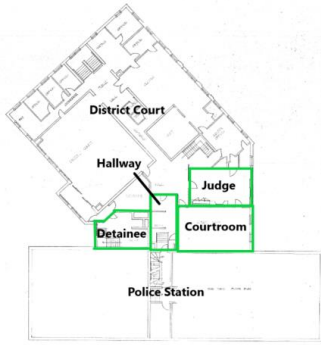
Floor 1



- DCAMM owns the adjoining Courthouse building
- Given the Courthouse was built as an extension to the Police Station, there are a number of building elements that are shared between the Properties, including the floorspace and superstructure being split centrally by both Properties over each floor, shared roof access, HVAC systems, distribution pipework, electrical systems, and utilities.
- DCAMM is working to establish the property boundary and separation of systems by **Q1 2026**

- Spaces in **blue** and **green** likely to remain part of courthouse
- **Boundary delineation will be completed prior to RFP release**

Floor 2



Load-bearing wall



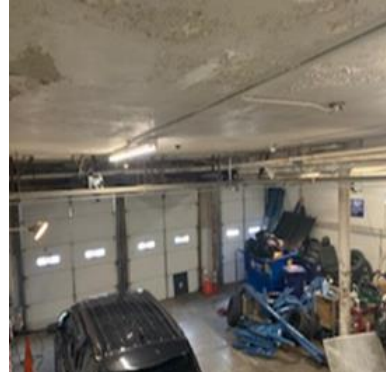
FORMER A-7 POLICE STATION & COURTHOUSE



PUBLIC FACILITIES ASSESSMENT, 2022



- Accessible first floor entrance but stairs within and no elevator; installing elevator is a challenge
- Water damage throughout, buckled floors, ceilings in very poor condition
- MEPs and life safety systems require full replacement and would require separation from courthouse
- Cell blocks require complete demolition
- Few finishes salvageable
- Garage/Sally Port in very poor condition; lacks ventilation and life safety systems, fire ratings, not accessible
- Fire egress doesn't meet code; requires fire separation and enclosure



ADDITIONAL REPORTS TO BE PROVIDED IN RFP

- Existing conditions floor plan
- Structural report
- Phase 1 environmental report

CHALLENGES



HISTORIC PRESERVATION

- Site is in Massachusetts Historical Commission (MHC) MACRIS database
- Intervention must retain historical character of the building, especially on building exterior
- May impact ability to add floor plates or windows
- The wall that adjoins the Police Station and Courthouse is load-bearing, therefore, any alterations made to either side of this wall will need to consider the structural implications



FLOOD RESILIENCY

- Project is in the Coastal Flood Resilience Overlay District (CFROD) and in a FEMA Flood Hazard Area
- Ground floor must be designed for flood resiliency
- Implications for basement use



RENOVATION

- Full accessibility upgrade needed
- Walls suggested to be demolished and reduced to their studs
- Minimum of two elevators needed
- MEP systems need replacement
- Water damage throughout
- Fire separation required

RFP VISIONING

WHAT WE HEARD

4/30/2025 COMMUNITY MEETING

98 attendees (more sent comments in writing)

“The RFP process needs to allow for a response that will be a **complicated** one.”

“This should not be high-end housing. **Workforce housing** would be most appropriate and would offset rents for nonprofits on first floor.”

“If there are multiple rooms, they could be divided up for **different uses**”

“I wish this can be a **community place** we can all share that has to be accessible for the community.”

“There are various **nonprofits, cooperatives, grassroots groups, and community organizations** that could make productive use of the space to serve and uplift local residents.”

“I’d like to suggest a **community arts center** with a visual art focus (classes for all ages).”

“Welcoming, full of **community resources, multi use**, where we can have services.”

“It would be great to have a **coalition of organizations** working together to create programming for and share the space.

“A **museum** would be one of the good uses on first floor with other nonprofits.”

RFP DRAFTING : DEVELOPMENT OBJECTIVES

The Planning Department is **seeking feedback** on the following goals for redevelopment of the Property:



ALLOW FOR MIX OF USES

- Adapt the Property into a vibrant destination with flexibility for multiple uses (e.g. community use, housing)
- Neighborhood Needs: space for community center, non-profit use



HISTORIC PRESERVATION

- Restore and preserve the exterior architectural character of the Property
- Coordination with city and state historic preservation authorities



PUBLIC DESTINATION

- Create a public destination that attracts visitors and serves neighborhood residents
- Improved pedestrian public space, especially at Meridian St/Paris St intersection



RESILIENT DESIGN

- Proposal should be designed in a way that is flood and climate resilient - complying with CFROD and FEMA
- Selected proponent should continue to work with relevant authorities toward goals of Climate Ready Boston

RFP DRAFTING : ZONING COMPLIANCE

The Planning Department/BPDA seeks to redevelop the Property in a manner consistent with the following zoning regulations:



BUILDING DIMENSIONS

- Mixed-use-5 (MU-5) subdistrict
- Maximum building height: 5 stories or 65' (current building is 3.5 stories and ~43')



COASTAL RESILIENCE

- Follow Article 25A, Article 25, other resilience initiatives in East Boston, and goals of Climate Ready Boston
- Elevate the building interior to the appropriate Sea Level Rise-Design Flood Elevation dependent on use; the base-flood elevation is 19.5'
- Coordinate with Coastal Resilience and Urban Design teams regarding coastal resilience measures



SUSTAINABLE & GREEN BUILDING

- Follow Article 37 Green Building and Climate Resiliency Guidelines
- Meet Net Zero Carbon standard
- Achieve appropriate LEED certification
- Minimize all energy uses with a priority on passive building strategies

RFP DRAFTING : DESIGN GUIDELINES

The Planning Department/BPDA seeks to redevelop the Property in a manner consistent with the following design guidelines:



KEY URBAN DESIGN GUIDELINES

- Incorporate and restore the existing structure; any proposed addition should complement the existing and surrounding buildings' historic character
- Follow planning initiatives for East Boston regarding public realm and public ways
- Encourage multi-modal transportation options
- Incorporate Complete Streets Guidelines

RFP DRAFTING : EVALUATION CRITERIA

CRITERIA	DETAIL
Demonstration of Ability to Execute the Project as Presented & Strength of Financial Plan	<ul style="list-style-type: none">• Describe the development team's experience and qualifications, quality of development, and execution plan for the proposed project• Demonstrate ability to execute the proposed delivery schedule• Describe development and operating costs that are accurate for the construction and operation of the proposal• Demonstrate strength of equity, debt, and capital funding sources• Ensure viability of finance plan and describe previous experience in financing projects of similar complexity
Development Program	<ul style="list-style-type: none">• Address the Development Objectives<ul style="list-style-type: none">○ Serve neighborhood needs and create a public destination that attracts visitors and serves neighborhood residents○ Preserve historic character in coordination with city and state historic preservation authorities○ Incorporate innovative approaches to Coastal Resiliency, Sustainable, and Green Building regulations
Exceptional Design and Public Realm	<ul style="list-style-type: none">• Preserve the existing building's historic character• Comply with applicable zoning and regulatory restrictions• Incorporate Complete Streets guidelines to improve public realm• Provide quality, creative, innovative and contextual designs that achieve all of the Design Guidelines• Include the use of high quality, durable materials
Diversity and Inclusion Plan	<ul style="list-style-type: none">• Create increased opportunities for people of color, women, and M/WBEs to participate in the redevelopment of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations• Plan should be specific, realistic, and executable. This plan comprises 25% of the evaluation.

SUBSIDY OPPORTUNITIES & RESOURCES



The following programs are **not offered in the RFP**, but would require an application by the selected proponent

- **Community Preservation Act**
 - Historic Preservation - funds acquisition, rehabilitation and restoration (capital improvements), not programming nor maintenance
 - Affordable Housing - requires coordination with Mayor's Office of Housing (MOH)
- **Mayor's Office of Arts & Culture**
 - Space Readiness Program - technical assistance
- **Mayor's Office of Economic Opportunity & Inclusion**
 - Technical assistance (business plan development, marketing strategy, etc.) for small businesses
- **Historic Tax Credits**
 - State or Federal: 20% tax credit of qualified rehabilitation expenditures (hard and soft costs)
- **New Markets Tax Credits (NMTC)** through Community Development Entities (CDEs) (including MHIC)
 - Intended for commercial, community, or non-profit use
 - Can cover hard and soft costs
- **MassDevelopment/Mass Cultural Council Cultural Facilities Fund**
 - Capital, Feasibility & Technical Assistance, and Systems Replacement Plan grants to nonprofit cultural organizations

RFP DRAFTING: NEXT STEPS

DEVELOPMENT OBJECTIVES & URBAN DESIGN GUIDELINES

Program, design, climate
resiliency, and DEI goals



COMPARATIVE EVALUATION CRITERIA

How proposals will be
evaluated amongst
themselves



DRAFT VERSION OF RFP RELEASE

Reports, objectives, and
guidelines compiled
together



RFP RELEASE

RFP released after final
Planning Department
review



DISCUSSION

POTENTIAL TOPICS

- Feedback on development objectives, design guidelines, and evaluation criteria
- Questions for Planning Department



THANK YOU



HAVE QUESTIONS?

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PROJECT WEBSITE

<http://bosplans.org/A7EastBostonPoliceStation>

Public Comments close December 22, 2025



Planning Department

CITY of BOSTON