



October 31, 2025

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**Re: Atlantic Wharf (formerly Russia Wharf)
2026 Annual Work Plan
Waterways License 11419**

Dear Fort Point Channel Operations Board:

Per Special Condition #10 of Chapter 91 License No. 11419, I am pleased to submit the Atlantic Wharf 2026 Annual Work Plan for your review and approval. This Plan includes consideration of, and lessons learned from our past fourteen years of active programming and our ongoing discussions with neighborhood partners. Members of the Atlantic Wharf Program Advisory Committee and the general public received copies of the plan documents and were invited to comment, both through email and at an in-person public meeting held on October 28, 2025, in Atlantic Wharf's Fort Point Room. This Plan incorporates the feedback we received.

Please let me know if you have any questions.

Sincerely,
Rebecca M. Stoddard

Rebecca M. Stoddard

Vice President, Regional Marketing

Enclosure

cc: Jared Staley, City of Boston – Mayor's Office of Arts & Culture (via email)



Joanna Yelen, Massachusetts Office of Coastal Zone Management (via email)

Daniel Padien, MassDEP (via email)

Mike Moran, BXP (via email)

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City of Boston Arts and Culture (via email)

Annual Work Plan (Programming, Operation, Budget)

The Atlantic Wharf 2026 Annual Work plan details BXP's vision, programming goals, and its tactics to achieve these goals as outlined in the Atlantic Wharf Final Management Plan that was approved by the Massachusetts Department of Environmental Protection on December 10, 2010.

Atlantic Wharf's 2026 plan is cultivated in partnership with the members of the Atlantic Wharf Program Advisory Committee along with direct feedback from community members. The plan takes into account the property's requirements as outlined in Atlantic Wharf's Chapter 91 license and is intended to be both a guide and resource for the property's management team throughout each calendar year.

The plan is reviewed annually to update to review and reflect on the previous year and align on goals for the subsequent year. In addition, it is meant to be updated and supplemented as needed throughout the year based on feedback from the community, successful programming, and more.

The 2025 plan focused on creating a year of accessible programming and events, as well as amplifying the brand and visibility of Atlantic Wharf through a strategic media plan.

OUR VISION:

"A Dynamic Destination to Gather, a Gateway to the Fort Point Channel, Boston, and Beyond"

Atlantic Wharf...

...aspires to be a place where people gather, relax, and enjoy the city and sense of place. Atlantic Wharf has a unique position between Seaport and the Financial District. Its spaces provide a publicly accessible point between Boston's iconic Rose Kennedy Greenway and the Harborwalk, as well as attractions such as the Boston Children's Museum, Tea Party Museum, and more.

...is a destination with year-round appeal (indoor and outdoor programming and events, community partnerships, neighborhood support) hosting a diverse schedule of activities for an equally diverse demographic.

...has options for family-friendly, casual, and elevated dining experiences within the property. We also highlight additional experiences in the surrounding neighborhood and the adjacent hotel—the InterContinental.

... draws in some of Boston's most influential and creative persons, whether they're here to work, study or explore.

...is the proud home of families, young professionals, and retirees within our "Lofts" building in addition to the ever-growing residential community located throughout the Fort Point Channel and surrounding neighborhoods, including Seaport and Downtown Boston.

...is a unique hub of community, arts, and culture in the heart of Boston. Beyond its own Gallery space (The Gallery at Atlantic Wharf), there are five museums within a five-minute walk from

Atlantic Wharf. It's a destination thriving in one of the largest concentrations of artists in New England – approximately 300 at last count.

... has an active connection to the waterfront, Rose Kennedy Greenway, Fort Point Channel, Boston Harbor and the Harborwalk.

OUR GOALS

- **Design** a multi-faceted schedule of community events and programs that:
 - Are accessible and approachable to persons regardless of residency or background
 - Attract returning supporters of the property, as well as new visitors from around the city and state.
 - Highlight the artistic community in the Fort Point neighborhood
 - Create a sense of place and belonging at the waterfront.
 - Draw attention to our vital community and non-profit partners.
 - Enhance the Harborwalk, waterfront and Atlantic Wharf's "destination value."
 - Create experiences that inspire return visits.
- **Provide** accessible spaces to community and non-profit organizations who need a location to gather, celebrate, teach and more.
- **Solidify** Atlantic Wharf as a desirable destination in Boston, a gateway to the creative community of the Fort Point Channel and the innovative environment of the Seaport.
- **Draw** foot traffic to the area that will support our onsite retailers, as well as neighboring areas such as the waterfront and Greenway.
- **Share** our public spaces as an amenity to office workers, as well as residents and the community.

OUR METHODS

Atlantic Wharf is seen as a dynamic destination and gateway to the Fort Point neighborhood and Boston. To reaffirm its standing, BXP places a unique focus on events, programming and communications:

Events & Programming

The events and programs at Atlantic Wharf aim to celebrate Boston, the Fort Point neighborhood, the Greenway and beyond. Through its own events, programming partnerships, and neighborhood collaboration, Atlantic Wharf will host community-wide, publicly accessible events and create bespoke programming opportunities along the waterfront.

Events and Programming at and in collaboration with Atlantic Wharf will aim to complement the neighborhood, pay tribute to Boston, and activate spaces to draw community members from across the state to engage with the waterfront.

To achieve this, our budget for 2026 is \$359,911.

Communications

BXP's communications strategy has always aimed to raise awareness of Atlantic Wharf's spaces, amenities, programs, and events. In addition, we aim to keep broadening our reach and audience to usher in visitors from neighborhoods all over Massachusetts, consistent with the Chapter 91 requirements. The Atlantic Wharf communications program includes community engagement, promotional signage, social media, website marketing, client communications, and public relations.

Since 2014, Atlantic Wharf has been active on three social media platforms – "X", Facebook, and Instagram, and we continue to grow our audience annually.

In 2025, we continued the relationship with a social media and communications agency to help elevate Atlantic Wharf's digital presence. This partnership has created a dedicated focus on the social media presence and web communications while keeping a close eye on routine analytics and engagement statistics. It also expanded the ability to engage with our community via influencers to highlight Atlantic Wharf, its retailers, and the Fort Point Neighborhood as an enticing stop for everything from food to art, to family programming.

Between January 1, 2025 through October 28, 2025, we have seen a 16.6% increase in followers, and 118.5% increase in net audience growth on Instagram and Facebook. There were 192,115 impressions and 3,623 engagements across the same platforms.

The community newsletter was launched in 2024, providing quarterly updates to subscribers about Atlantic Wharf, details about the property, and neighborhood events. Between January 1, 2025, and October 24, 2025, the newsletter audience has grown by 268%. We look forward to further increasing the audience in 2026.

The exterior Harborwalk kiosk signage on Waterfront Plaza was updated in 2024. These kiosks are permanent signage opportunities that were installed in 2018. The signage update included a necessary refresh to the map, including wayfinding for the area as well as details on local organizations, destinations, and Chapter 91 locations.

In October 2024, the digital screen was installed along the Congress Street façade of the Fort Point Room. It continues to serve as an important public access feature, designed to inform, educate, and connect the community. The screen promotes upcoming events, community partnerships, onsite retailers, and neighborhood initiatives hosted at Atlantic Wharf and throughout the Fort Point Channel district.

In 2025, the digital screen featured programs led by BXP and community partners, including FPAC, Ohana New England Dragon Boat Team, Save the Harbor/Save the Bay, Boston Children's Museum, The Greenway, and The New England Aquarium. It also highlighted Gallery exhibitions, public events hosted in Atlantic Wharf's public spaces, and social media content showcasing community engagement across the property.

To further advance accessibility and inclusion, BXP introduced multilingual promotional material in Haitian Creole, Mandarin, Portuguese, and Spanish, ensuring that all members of Boston's diverse community can easily access event details and information about Atlantic Wharf's public spaces.

Looking ahead to 2026, the digital screen will remain a key communications platform for public programming, cultural events, and educational opportunities. It will also continue to display information on how to reserve the Fort Point Room and other publicly accessible spaces through the Atlantic Wharf website, reinforcing BXP's commitment to transparent, inclusive, and easily navigable community access.

In 2026, BXP will launch a full redesign of the atlanticwharfboston.com website to enhance functionality, accessibility, and user experience. The redesigned site will serve as a central communications hub for Atlantic Wharf's public spaces, programs, and events.

To support this initiative, a one-time increase in the communications budget has been allocated for the website redesign. This investment reflects BXP's continued commitment to strengthening community connections and increasing visibility of Atlantic Wharf's public programming.

METRICS

Metrics are used to help guide, measure, and evaluate programming success. Metrics applied to individual events and programs will help BXP along with the Atlantic Wharf Program Advisory Committee determine the strength of the overall program.

- # of communication vehicles enlisted / # of audiences reached
- # of event attendees (benchmarks) and diversity of these audiences
- # of events / programs /partnerships and diversity of these events
- Program participant feedback and community feedback

In addition to these metrics, to learn how BXP might improve or update the Atlantic Wharf Annual Plan tactics year after year, the onsite management team actively requests and collects feedback from our programming partners and community groups. These groups include but are not limited to, Boston Children's Museum, Boston Harbor Now, Fort Point Arts Community, and Save the Harbor/Save the Bay.

This community feedback provides additional dimensions to what is shown via our metrics, and ensures the team is looking at the quality of events and programming over the quantity. All Atlantic Wharf public programming is promoted widely on social media platforms, the Atlantic Wharf website, the Atlantic Wharf newsletter, onsite static and digital signage, and media advisories.

In 2026, we will continue the above analysis and apply a new focus on the promotion of our newsletter to increase knowledge of Atlantic Wharf events, as well as happenings on the waterfront and enhancing visibility of our programming and events through targeted partner email outreach.

2025 Programming Review

In 2025, BXP hosted 199 events for the public, local community, and non-profit organizations in Atlantic Wharf's public spaces. This included uses of the Fort Point Room, four public art and educational exhibits within The Gallery, Waterfront Square, and Waterfront Plaza. Over the course of the year, the space welcomed over 11,000 people at these events. A full calendar of all 2025 programs, events, and metrics is located in Exhibit A of this Plan.

In addition to individual programs hosted throughout the year, several 2025 events activated multiple public spaces simultaneously, highlighting the versatility and connectivity of Atlantic Wharf. The Beast from the East Indoor Paddling Regatta utilized both Waterfront Square and the Fort Point Room, while Fort Point Open Studios expanded from The Gallery into the Fort Point Room and Waterfront Plaza. FPAC utilized Waterfront Square as an extension for quarterly exhibits. The "e" inc. summer program utilized furniture setups in Waterfront Square and extended activities onto Waterfront Plaza and The Docks, while Save the Harbor/Save the Bay activated Waterfront Plaza and The Docks for their summer youth programming. Canstruction occurred in Waterfront Square and Nelson Court, with the Awards Ceremony held in the Fort Point Room. KidsBuild! similarly utilized the Fort Point Room and Waterfront Square for its build days.

This year marks the fourteenth year of programming at Atlantic Wharf and with the BSA Space open and operating.

In 2026, we are excited to continue to execute our lineup of events and programs as we to continue to explore participation in neighborhood and citywide events.

Notable programs in 2025 included:

- (January – March 2025) "Almost Somewhere" art exhibit in The Gallery in partnership with FPAC, and it's corresponding public reception in January.
- (March – December 2025) Community STEAM Workshop Series with Minni Space
- (March 2025) Beasts from the East Indoor Regatta
- (January – April 2025) – Indoor workouts with Ohana NE and Boston 1 Dragon Boat Teams
- (April – June 2025) "Shifting Tides" art exhibit at The Gallery in partnership with FPAC, and it's corresponding public reception in March.
- (April 2025) Save the Harbor/Save the Bay April Break youth programming in the Fort Point Room, Waterfront Square, and on Waterfront Plaza
- (April 2025) Atlantic Wharf hosted annual KidsBuild! event and exhibit in partnership with the BSA in Waterfront Square
- (May 2025) Mothers Day Market with Boston Women's Market
- (May 2025) Our Boston Voices from Kindergarten Exhibition
- (June – October 2025) Boston Taiwanese Boat Club Open House Orientation
- (July – September 2025) "Larger Than Life" exhibit in The Gallery, in partnership with FPAC, and it's corresponding public reception in July.
- (Summer 2025) Community Yoga with CorePower Yoga
- (Summer 2025) Strength Training with Train like Hill
- (Summer 2025) Save the Harbor/Save the Bay STEAM summer program on Waterfront Plaza
- (Summer 2025) "e" inc. summer program bringing youth from throughout the city to the waterfront

- (Summer 2025) Continued to provide public dock space for Ohana New England Dragon Boats
- (Summer 2025) Berklee College of Music “Summer in the City” lunchtime and evening concert series on Waterfront Plaza
- (August 2025) Hosted Atlantic Wharf’s annual Summer Bash on Waterfront Plaza, this event featured STEAM programming, live performances, face painting, complimentary popsicles, lawn games, and food and beverage vendors
- (August – September 2025) Harbor Harmonies Concert Series with FPAC
- (September 2025) More than Words Book Market
- (October 2025) Atlantic Wharf hosted its third annual “Fall Festival” event on Sunday, October 19 this event featured live music, free seasonal snacks, craft classes
- (October 2025) Fort Point Open Studios with FPAC
- (October 2025) Atlantic Wharf hosted annual Construction event/exhibit in partnership with the BSA in Waterfront Square and Nelson Court
- (November 2025) – Thanksgiving Food Drive on behalf of Pine Street Inn
- (November – December 2025) Ohana NE and Boston 1 Dragon Boat Team Indoor Trainings
- (December 2025) Toys for Tots Holiday Toy Drive
- (December 2025) Participation in Boston Harbor Now’s New Year’s Eve Ice Sculpture Stroll

The success of our programming this year stems from collaborating with community partners. We continued working with a diverse range of organizations and expanded programming opportunities with collaborators. These important partnerships allow for exposure and engagement with different audiences. These partnerships support the outreach to both those who live near or are already familiar with the waterfront, as well as those who may not be familiar. Community partnerships also help us market Atlantic Wharf and the waterfront programming as approachable and accessible to people from all parts of Massachusetts.

At the Summer Bash, we hosted family-friendly activities in partnership with More Than Words, The Greenway, Minni Space, Ohana NE, and Berklee College of Music to attract visitors and enhance the overall experience along the waterfront. We strategically partnered with nonprofit organizations and local vendors to diversify the programming offered throughout the event. Notably, during the Fall Festival event, the Boston Children’s Museum hosted a station offering a STEAM watercolor pumpkin craft to all attendees. In addition, FPAC activated an interactive musical experience, for kids and families to touch play, and explore a range of instruments.

Events that consistently draw groups to Atlantic Wharf include our outdoor programs, family-friendly events, The Gallery art exhibit openings, and associated programs with the Fort Point Arts Community. In 2025, we collaborated with the BSA for temporary art installations within Atlantic Wharf’s Waterfront Square.

As we progress into the new year, we will be on the lookout for ways to strengthen our connections within the local community and improve future programming in partnership with the Berklee College of Music, Boston Children’s Museum, Boston Harbor Now, Boston Tea Party Ships & Museum, BSA, Fort Point Arts Community, Greenway Conservancy, Save the Harbor/Save the Bay, Ohana NE, “e” inc., and others.

EVENTS & PROGRAMMING

The following sections will detail a proposed programming plan for 2026, broken down by the public spaces at Atlantic Wharf. The 2026 plan consists of events that are open to the public, with almost all of them having no cost for attendance. This outline is by no means exhaustive as we aim to add additional events throughout the year as opportunities arise.

The 2026 Annual Plan continues to build on our history of diverse, consistent, and successful programming and calls for additional community partnerships that move beyond BXP's original plan and requirements. An outline of the type of events planned by activation area is included in the next section.

2026 ATLANTIC WHARF PROGRAMMING

Theme for 2026: "All are Welcome to Gather Here."

Past feedback regarding BXP's programming has been that the events, classes, and activities should provide an accessible and approachable schedule for all members of the community, including those who don't typically have access to the Waterfront area. In response to feedback, and in line with the Chapter 91 license, BXP's 2026 plan will have a continued focus on outreach to a more diverse audience. Atlantic Wharf and its spaces are environments that all should feel encouraged and welcome to use, whether its by attending an event or hosting one of their own.

In years past, we have collaborated with our partners, "e" inc. and Save the Harbor/Save the Bay, to extend invitations to youth and community organizations from every neighborhood in Boston and beyond. We continued to fund both "e" inc. and Save the Harbor/Save the Bay's successful summer programs and continued to provide Ohana New England Dragon Boat Team public dock space. BXP will also continue to support the BSA Foundation's comprehensive youth programming. BSA programs and projects supported by BXP are detailed on Pages 11-12 of the Annual Plan.

In 2026, we intend to continue the enhanced onsite family programming by providing an array of opportunities for engagement at each event (e.g., arts & crafts, music performances, local partners offering activity stations, etc.) and we will continue to offer complimentary food & beverage and promote events throughout the wider community. In bringing area youth to Atlantic Wharf to explore, we hope they will return with their families to experience all the area has to offer.

WATERFRONT PLAZA

Waterfront Plaza is a gathering place and green oasis along the water's edge and refuge from the hustle and bustle of the city. We program this area to foster a fun atmosphere, to position the property as a dynamic destination for multiple audiences, and to build foot traffic to the area. Waterfront Plaza is activated during the spring, summer, fall and winter months.

When programming Waterfront Plaza, our goal is to enhance its existing features and create an atmosphere to draw in those who are visiting the area, just walking by, or taking a break from the office. Waterfront Plaza is activated year-round to encourage community members and visitors to

explore the waterfront, as well as bring in a wider visitor audience from outside the Fort Point community.

Activations on Waterfront Plaza include musical performances, family programming, fitness classes and more. In 2025, we executed a large number of outdoor programming on Waterfront Plaza, including daytime and evening Berklee summer concerts, community yoga classes with CorePower Yoga, and strength training workout sessions with Train Like Hill. Waterfront Plaza was also utilized for Atlantic Wharf's signature events, including the Summer Bash and Fall Festival. In the spring and summer, Waterfront Plaza was also routinely used by Save the Harbor Save the Bay and "e"inc. for their summer waterfront youth programming.

The goal for winter on Waterfront Plaza is to provide a focal point for winter visitors on the Harborwalk. Waterfront Plaza has historically hosted a viewing area for the re-enactment of the Boston Tea Party each December. Additionally, we are working with Brookline ice on another creative design for an ice sculpture that will be displayed at Atlantic Wharf as part of Boston Harbor Now's 2025-2026 New Years Eve ice sculpture stroll.

WATERFRONT SQUARE

Waterfront Square is a versatile indoor space within 290 Congress Street that serves the public and visitors of Atlantic Wharf. As such, Waterfront Square historically has a variety of activations such as displayed art exhibits, children's programs, and more.

This ground level space is ideal family-focused events, not only is it an accessible indoor place to gather and relax, but it also provides our events a path to relocate outdoor activities indoors in the event of inclement weather. Events in Waterfront Square often drive foot traffic from the Fort Point Channel, Seaport community and surrounding neighborhoods.

Waterfront Square often serves as an extension to The Gallery, offering room for additional artwork as well as extended space for each exhibit and public art receptions. The space also serves as an extension of BSA Space, providing an additional public outlet for exhibits within the BSA Space or a great backdrop for events such as KidsBuild! or Canstruction. Waterfront Square is also utilized by "e" inc. during their summer educational programs.

In 2025, BXP hosted multiple community events and programs within Waterfront Square, including a Mother's Day Vendor Market in partnership with Boston Women's Market and quarterly Gallery exhibits, and subsequent art receptions. In November, BXP will partner with Pine Street Inn to collect non-perishable goods for those in need, followed by a holiday toy drive in December to benefit Toys for Tots and provide gifts for families in need. We look forward to continuing and expanding use of the space in 2026.

OUR MULTI-MEDIA SPACES

The Gallery at Atlantic Wharf is intended to serve as exhibition space providing a destination for passive and casual viewing while the Fort Point Room is a destination for more active presentations and activity.

THE GALLERY AT ATLANTIC WHARF

The Gallery at Atlantic Wharf is a professional exhibition space curated in partnership with the Fort Point Arts Community (FPAC). It provides a platform for local artists to showcase their work and engage with Atlantic Wharf's community of residents, office workers, and visitors. Exhibits are complemented by opening receptions, artist talks, and community meet-and-greets, creating meaningful opportunities for connection and conversation.

In 2025, The Gallery increased its exhibitions from three to four, each featuring a unique collection of works by local artists. Every exhibit was celebrated through a public opening reception that drew members of the Fort Point community, nearby professionals, and visitors. In addition to increased exhibitions in The Gallery, FPAC hosted two Harbor Harmonies concerts in the Fort Point Room and expanded the three-day Open Studios event from The Gallery into the Fort Point Room and Waterfront Plaza.

Looking ahead to 2026, BXP and FPAC will continue this momentum with four planned exhibitions, reinforcing the shared commitment to giving local artists exposure and opportunities to reach the diverse audiences that pass through Atlantic Wharf each day.

FORT POINT ROOM

The Fort Point Room at Atlantic Wharf is a flexible, ground-level community event space designed to bring together residents, office workers, and visitors through a variety of arts, wellness, and educational programs. Located along Congress Street, the space features enhanced audiovisual capabilities, movable partitions, and direct street access, allowing it to transform from two smaller meeting rooms into one larger venue. Its visibility and accessibility have strengthened its role as an active and inclusive destination along the Fort Point Channel.

In 2024, the Fort Point Room was relocated from the second floor to the street level of Congress Street as part of a minor modification to the property. The relocation of the Fort Point Room from the second floor to the ground level has significantly enhanced the space's visibility, accessibility, and utility as a public gathering venue. This move supports BXP's ongoing goals of improving public access, expanding programming opportunities, and strengthening the connection between Atlantic Wharf's indoor and outdoor spaces. The ground-level location along Congress Street increases visibility for pedestrians and visitors, drawing greater awareness to Atlantic Wharf's public programming and event offerings. Street-level access ensures barrier-free entry for all visitors, including those with mobility challenges, and encourages more spontaneous community use. The reconfigured layout accommodates a wider range of events — from art receptions and workshops to film screenings, meetings, and performances — with adaptable partitions and flexible seating options. The proximity to Waterfront Square, The Gallery, and Waterfront Plaza allows for multi-space activations, seamless event flow, and stronger indoor-outdoor connectivity. The renovated space features enhanced audiovisual capabilities and modern infrastructure to support lectures, screenings, hybrid meetings, and public presentations.

Throughout 2025, the Fort Point Room was utilized by a variety of local community groups, non-profits, and hobby organizations for meetings, workshops, and educational programs open to the

public. These included Ohana New England and Boston 1's open workout sessions, the Boston Taiwanese Boat Club Orientation Series, indoor overflow space for E Inc. and STHSTB programs, the STHSTB Career Fair, and more. In addition to community-led activations, BXP hosted a range of programs and events in the Fort Point Room throughout 2025, including serving as the rain location for Community Yoga and Strength Training and seven family-friendly science, technology, education, art & music (STEAM) workshops in partnership with Minni Space. The free, themed workshops for all ages focus on open-ended play, material exploration, and a variety of art processes. These initiatives further demonstrated the versatility of the Fort Point Room and its growing importance as an accessible, cultural and educational hub within Atlantic Wharf.

In 2025, FPAC hosted additional/enhanced programming separate from The Gallery exhibits in the Fort Point Room including a two-part Harbor Harmonies weekend concert series and a three-day Fort Point Open Studios event. These programs provided public exposure for local and emerging artists, reinforcing Atlantic Wharf's mission of accessibility and inclusion.

Looking ahead to 2026, BXP will continue to use of the Fort Point Room as a location for a broad roster of community-focused programming, which may include wellness classes, family movie matinees, cooking demonstrations, art and music lessons, and educational workshops. The goal remains to provide a welcoming and dynamic environment that encourages creativity, learning, and connection among all who live, work, and visit along the Fort Point Channel.

While BXP will continue to use this space for Atlantic Wharf events, we will also market the space for public utilization as an educational, artistic, and social meeting space.

Event requests and bookings are implemented via an online form to ease the process of requesting space and drive traffic to the Atlantic Wharf website, highlighting all the public spaces available at Atlantic Wharf.

ATLANTIC WHARF DOCK

Operating hours: May 1 – October 31, 7:00 AM – 10:00 PM

The 9-slip boat dock at Atlantic Wharf is operated by BXP and provides water taxi, dinghy tie-up and boat touch-and-go docking accommodations for the general public, in addition to private docking and special event docking. Six private slips at the Atlantic Wharf Dock are available from time to time by contract on a seasonal basis, from May 1 through October 31. Pricing and applications for seasonal contracts are available at the Atlantic Wharf Management Office.

Three slips will remain open for transient public use free of charge: water taxi slip (northernmost slip #9), public touch-and-go slip #8 and dinghy slip #7.

Maximum docking times at the three public slips are as follows: 15 minutes for water taxis, 30 minutes for private boats "touch-and-go" and up to 4 hours for dinghy tie-up.

Use of the water taxi slip is available to qualified commercial service providers on a non-exclusive, license agreement basis. We anticipate that the water taxi companies that have successfully utilized the dock will continue to do so.

Slip leases, overnight berthing agreements for water taxis, charter boats or recreational vehicles shall be for a maximum of one season (May 1 – October 31) and are subject to an annual renewal. Overnight berthing agreements for special event displays may not exceed two weeks. Six slips were leased and consistently used during the 2025 season. One of the six slips was provided to Ohana New England Dragon Boat organization at no charge.

The public can access the dock between the Congress Street Bridge and 500 Atlantic Avenue. We maintain signage at the dock that communicates the availability and purpose of use and contact information for BXP. The dock offers visitors and residents of the area an easy-access option to use the water taxi and has proven to support seasonal boating programs.

The dock is monitored by Atlantic Wharf security with periodic roving patrols and video cameras positioned on the property. The security program may be seasonally adjusted according to the level of activity at the dock. Additionally, BXP has installed a gate equipped with a combination lock and electronic timer to control access to the docks during non-operational hours for leased/contracted slip access.

In 2026, docking will include:

- Water taxi service for general public
- Various seasonal boating programs for general public
- Ohana New England Dragon Boat programming for the entire season (off season within the Fort Point Room)

2025 BSA PUBLIC PROGRAMS

Year at a Glance

2025 was a year of renewed energy and connection for the Boston Society of Architects (BSA). Across Atlantic Wharf's public spaces and the BSA's second-floor galleries and meeting rooms, the BSA hosted dozens of educational programs and social events that engaged both members and the broader public. Two exhibitions—one in Waterfront Square and one in BSA Space—anchored the year's activities, while in-person gatherings, online offerings, and regional partnerships extended our reach to thousands across Greater Boston. Guided by a commitment to a more just and sustainable region, the BSA delivered an inspiring range of accessible programs for audiences of all ages, from kindergarteners discovering design to adults shaping the built environment.

PUBLIC PROGRAM HIGHLIGHTS

Free, Public Exhibitions & Events

- **Future Decker: Contributions & Lessons Learned** [January] – This exhibition marked the culmination of a multi-year initiative reimagining Boston’s iconic triple-decker as a housing model for the future. Responding to a Request for Ideas, community members, designers, and developers collaborated to generate proposals that prioritized affordability, accessibility, and sustainability. On view in Waterfront Square, the exhibition showcased these visionary concepts and invited reflection on the initiative’s impact and lessons learned. Together, the displays celebrated the creativity, collaboration, and civic spirit that defined the project’s five-year journey.
- **KidsBuild!** [April] – In its 33rd year, KidsBuild! welcomed over 900 students and caregivers for a weekend of design and fun. Participants transformed Waterfront Square into a miniature city, showing what the Fort Point and Seaport neighborhoods might look like if children had a hand in the design process. Supported by the BSA’s KidsBuild! Committee and a huge number of volunteer architects, participants received guidance and advice throughout the process- from permitting and site selection to material choices and final construction. KidsBuild! remained on view in Waterfront Square for a week after the event, allowing visitors of all ages to explore and think creatively about the city around them.
- **Our Boston: Voices from Kindergarten Celebration** [May]: Each year, this joyful event showcases the work of BPS kindergarten classrooms as they respond to a design challenge issued by the Mayor of Boston. The installation of classroom projects and the event marks the culmination of a citywide unit on architecture, construction, and community, built around the BSA’s curriculum and supported each year by the Mayor’s Office of Early Childhood. This year’s program served 25 classrooms from 16 Boston Public Schools. Projects on view in Waterfront Square came from across the city, representing student ideas from Brighton, Charlestown, Dorchester, East Boston, Hyde Park, Jamaica Plain, the North End, Mattapan, Roslindale, Roxbury, and West Roxbury.
- **Penciling Out** [April – June]: This year, the BSA AIA New York, and AIA Los Angeles partnered to present *Penciling Out*, a dynamic webinar series exploring how climate-forward, affordable housing can be financially feasible. The series convened developers, architects, and policymakers to unpack the challenges and opportunities of green financing across Massachusetts, New York, and California— regions where high costs and strict climate policies often complicate housing delivery. Through expert presentations and case studies, participants examined tools such as state incentive programs, decarbonization studies, and tax credit strategies that can align financial viability with environmental impact. By dispelling the myth that sustainable and affordable housing cannot “pencil out,” the series equipped professionals with practical strategies to advance equitable, low-carbon development in cities nationwide.

Looking Ahead

January 2026 marks the beginning of a new chapter for the BSA, as a revitalized organizational structure and strategy for programs and activations will be introduced. The second-floor galleries will continue to serve as a lively hub for member-oriented events that remain open and accessible to the public. In early 2026, the BSA will use the public spaces at Atlantic Wharf to host much-loved youth programs.

In 2026, the BSA will relocate from Atlantic Wharf to an undetermined location. BXP plans to repurpose the space, maintaining all existing public areas. Future use and potential tenants are still to be determined but will be shared with the broader community as plans progress.

We hope to continue our longstanding partnership with the BSA and continue to host partnership events and programs such as Canstruction and KidsBuild! in the years to come.

In the Works for 2026

- **Global Design Initiative for Refugee Children** “Portable Play” installation in Waterfront Square [TBD January]
- **Architecture Week** [April]
- **34th Annual KidsBuild!** [April]
- **OurBoston: Voices from Kindergarten** [May]

Access

The public spaces at Atlantic Wharf are accessible from 7:00 AM ET to 10:00 PM ET, 7 days each week, with the exception of Waterfront Plaza, which is accessible 24 hours per day, 7 days each week. Programming and more formal public use of the space must be coordinated in advance through the Atlantic Wharf management office, is at management’s discretion, and will require a license agreement outlining the use, as well as any applicable fees.

Private Use

It is understood that the public spaces as defined by the Chapter 91 License (with the exception of Waterfront Plaza) at Atlantic Wharf may be utilized on a limited basis (weekdays/nights only) for private functions or restricted events at an average frequency of two events per month and that the space will be available to the public at a reasonable rate. Rates are set on an annual basis and are available through the Atlantic Wharf management office. Rates are determined on a case-by-case basis and are based on the building’s operation schedule, business hours vs. after hours, and a determined need for security, engineering, or management coverage.

Communications

Communication tools are used to articulate a sense of place and share information about Atlantic Wharf events and programs throughout the property and to the public. The following lists are by no means exhaustive and BXP is always exploring new opportunities to share information on our events, programs, and our neighborhood news.

Internal Opportunities:

- Directory panels & Congress Street entry signage cabinets
- 22”x28” posters

- 2'x5' signs
- 28"x44" windmaster signs
- Captivate (elevator screen advertising)
- Digital Screen Kiosk in the Fort Point Room entry vestibule

External Opportunities:

- Atlantic Wharf website – atlanticwharfboston.com
- Social media: @atlanticwharf on Instagram and Facebook
- Atlantic Wharf Newsletter: https://bit.ly/AW_newsletter
- BSA membership emails & newsletters
- Meet Boston listings
- The Boston Calendar listings
- Community partner newsletters, directories
- Community partner websites
- Social media through partner networks
- Additional external signage panel at Congress Street entrance hosts changeable messaging
- Advertising with local community newspapers

Public Relations

- Ongoing pitches to influencers and local traditional media for continued awareness about Atlantic Wharf as well as promotion for events and programming
- Host social media and influencer activations to promote Atlantic Wharf amenities, retail, events, and programming
- Function as a community resource by actively participating in community group committees as available

VISITOR OUTREACH THROUGH THE BSA

Active outreach and communication with local community members and visitors are paramount to Atlantic Wharf's programming success. BXP's primary communication outreach systems for public outreach have been word-of-mouth, collecting names and email information from visitors, a growing public membership, partnerships with other cultural organizations, walk-in's, social media and limited advertising.

2026 BUDGET

Programming (Content)

\$123,500.00

The following is a sample list of events, sponsored by BXP that will be free and open to the public:

- Art exhibits and opening receptions in The Gallery at Atlantic Wharf
- Indoor/Outdoor fitness classes
- Summer lunchtime/evening music series
- Family events/programming
- Art, music, and dance classes
- Signature events: Summer Bash and Fall Festival
- Canstruction Boston competition
- Participation in or hosting of other area events, performances & festivals as opportunities arise.

Programming (Logistics)

\$137,293

- Porter service and supervision (7 days) plus nightly cleaning of public spaces
- Maintenance, event set up and breakdown, and repairs
- Paint and patch following turnover in The Gallery

Communication Tools

\$99,118

- WAVE Social Media Management
- Website admin, promo posters, membership dues, and printed materials
- Paid advertising and promotions
- Website redesign

2026 Budget Total: \$359,911

Personnel Supporting the Annual Plan:

BXP

Vice President, Regional Marketing– Rebecca Stoddard

Marketing Manager– Jenn Kuo

Marketing Coordinator– Keegan Espinola

Regional Property Manager– Mike Moran

Property Manager– Jessica Hansen

Assistant Property Manager– Matthew Capozzoli

Property Management Coordinator– Ellie Drummond

BSA

Senior Director of Programs and Impact– Paige Johnston

Exhibit A

2025 Atlantic Wharf Events Tracker

PUBLIC EVENTS										
Date	Name of Event	Nonprofit (Y/N)	Event Type	Public (Y/N)	Location	Time	# of Attendees per Event	# of Occurrences	Total Annual Attendees	Fee
1/1/2025-1/31/2025	BSA Future - Decker Exhibition	Yes	Art Exhibit	Yes	Waterfront Square	7:00 AM - 10:00PM		1		Free
1/9/2025	BSA Future - Decker Exhibition Celebration	Yes	Exhibit Reception	Yes	Waterfront Square	5:30 - 7:30 PM	25	1	25	Free
1/1/2025-3/29/2025	FPAC - Almost Somewhere Exhibit	Yes	Art Exhibit	Yes	The Gallery	7:00 AM - 10:00PM	250	1	250	Free
1/6/2025 - 4/30/2025	Boston 1 Winter Paddling	Yes	Training	Yes	Fort Point Room	5:30-9:00 PM	30	34	1020	Free
1/9/2025	Boston Harbor Now - Innovation Islands Open House Call for Artists	Yes	Meeting	Yes	Fort Point Room	5:00 - 7:00 PM	50	1	50	Free
1/11/2025 - 12/22/2025	Ohana New England Indoor Workouts	Yes	Training	Yes	Fort Point Room	Sat 9:00 AM - 12:00 PM, Th 6:00 - 9:00 PM	30	44	1320	Free
1/17/2025	Ohana NE Dance Rehearsal	Yes	Training	Yes	Fort Point Room	7:00 - 9:30 PM	40	1	40	Free
1/18/2025	Ohana NE 10 Year Celebration	Yes	Event	Yes	Fort Point Room	6:00 - 10:00 PM	100	1	100	Free
1/21/2025	BXP Annual Plan Presentation	No	Meeting	Yes	Fort Point Room	5:00 - 6:30 PM	10	1	10	Free
1/30/2025	FPAC - Almost Somewhere Reception	Yes	Art Reception	Yes	Fort Point Room	5:00 - 7:00 PM	50	1	50	Free
2/27/2025	Boston Harbor Now Lecture Series	Yes	Lecture	Yes	Fort Point Room	6:00 PM - 7:00 PM	45	1	45	Free
3/1/2025	Beast from the East Regatta	Yes	Event	Yes	Fort Point Room & Waterfront Square	7:00 AM - 6:00 PM	150	1	150	Free
3/22/2025 - 12/13/2025	STEAM Workshops with Minni Space	Yes	Event	Yes	Fort Point Room	10:00 -11:15 AM	50	7	350	Free
3/27/2025	Boston Harbor Now - Public lectures	Yes	Lecture	Yes	Fort Point Room	6:00 - 7:30 PM	50	1	50	Free
4/2/2025	FACCNE: Unlocking Business Potential: The Power of Fractional Services	Yes	Panel & Networking	Yes	Fort Point Room	6:00 - 9:00 PM	60	1	60	* Member: \$25.00, Public: \$40.00
4/12/2025 - 4/19/2025	KidsBuild!	Yes	Event	Yes	Waterfront Square	7:00 AM - 10:00PM	114	7	798	Free
4/12/2025 & 4/13/2025	KidsBuild! - Creation	Yes	Event	Yes	Fort Point Room	10:00 AM - 4:00 PM	488	2	977	Free
4/19/2025 - 6/29/2025	FPAC - Shifting Tides Exhibit	Yes	Art Exhibit	Yes	The Gallery	7:00 AM - 10:00PM	250	1	250	Free
4/23/2025 & 4/24/2025	Save the Harbor/Save the Bay April School Vacation Youth Program	Yes	Event	Yes	Waterfront Plaza	9:15 AM - 12:45 PM	70	2	140	Free
4/24/2025	FPAC - Shifting Tides Reception	Yes	Art Reception	Yes	The Gallery	5:00 - 7:00 PM	50	1	50	Free
5/7/2025	Mother's Day Market	Yes	Event	Yes	Waterfront Square	4:30 - 7:00 PM	150	1	150	Free
5/10/2025-5/17/2025	Our Boston: Voices from Kindergarten Exhibition	Yes	Art Exhiibtion	Yes	Waterfront Square	7:00 AM - 10:00PM	250	1	250	Free
5/17/2025	Our Boston:Voices from Kindergarten Exhibition	Yes	Event	Yes	Waterfront Square	10:00 AM - 12:00 PM	110	1	110	Free
5/17/2025	NPO Dragon Boat Club	Yes	Panel & Networking	Yes	Fort Point Room	1:00-3:30 PM	35	1	35	Free
6/3/2025-8/14/2025	Summer in the City Concert	Yes	Event	Yes	Fort Point Room	Tu 12:00 - 1:30 PM, Th 5:00 - 7:00 PM	40	12	480	Free
6/4/2025-8/13/2025	Train like Hill Strength Training	No	Event	Yes	Waterfront Plaza	6:00 - 7:00 PM	20	5	100	Free
6/5/2025	BSA: Penciling Out Happy Hour & Call to Action Discussion	Yes	Event	Yes	Fort Point Room	5:00 - 6:00 PM	125	1	125	Free
6/11/2025-8/20/2025	Community Yoga with Corepower Yoga	No	Event	Yes	Waterfront Plaza	6:00 - 7:00 PM	30	5	150	Free
6/17/2025	ULI Lunch and Learn: Homeless to Housed in Bangor	Yes	Lecture	Yes	Fort Point Room	11:45AM - 1:00 PM	50	1	50	Free
6/30/2025 - 8/11/2025	Save the Harbor/Save the Bay Youth Summer Program	Yes	Event	Yes	Waterfront Plaza	9:15 AM - 12:45 PM	95	7	665	Free
7/15/25-09/27/2025	FPAC - Larger Than Life Exhibit	Yes	Art Exhibit	Yes	The Gallery	7:00 AM - 10:00PM	250	1	250	Free
7/24/2025	FPAC - Large Than Life Reception	Yes	Art Reception	Yes	The Gallery	5:00 - 7:00 PM	50	1	50	Free
8/2/2025	Summer Bash	Yes	Event	Yes	Waterfront Plaza	10:00 AM - 1:00 PM	400	1	400	Free
8/8/2025	Save the Harbor/Save the Bay Youth Career Panel	yes	Panel	yes	Fort Point Room	12:00 - 3:00 PM	45	1	45	Free
8/20/2025-12/31/2025	Weekly Community Meeting	No	Meeting	Yes	Fort Point Room	12:00-1:00 PM	40	19	760	Free
8/23/25-11/22/25	BTBC Titans Orientations	Yes	Event	Yes	Fort Point Room	8:30 AM - 12:00 PM	50	9	450	Free
9/10/2025	More Than Words Book Market	Yes	Event	Yes	Nelson Court	11:30 AM - 1:30 PM	50	1	50	Free
9/18/2025	Boston Gay Men's Chorus Board of Directors Meeting	Yes	Meeting	Yes	Fort Point Room	6:00 - 9:00 PM	25	1	25	Free
9/24/2025	A Better City - "I Built to Lead: Lessons in Building Decarbonization and Resilience - Existing Buildings"	Yes	Lecture	Yes	Fort Point Room	8:30 AM - 10:30 AM	80	1	80	Free

8/25/2025 & 9/28/2025	Harbor Harmonies - Free Concert	Yes	Meeting	Yes	Fort Point Room	3:00 PM - 4:00 PM	100	2	200	Free
9/27/2025	Ohana NE Beast from the East Classic Invitational	Yes	Event	Yes	Waterfront Plaza	7:00 AM - 3:00 PM	250	1	250	Free
9/30/2025	USGBC Local Government Leadership Summit	Yes	Meeting	Yes	Fort Point Room	10:00 AM - 2:00 PM	60	1	60	* \$35 Members: \$45 Public, \$25: students & emerging professionals.
9/30/2025	LEED v5 Leadership Event	Yes	Event	Yes	Fort Point Room	5:00 - 8:00 PM	150	1	150	Free
10/4/2025 - 10/23/2025	Canstruction	Yes	Event & Exhibit	Yes	Waterfront Square	7:00 AM - 10:00PM	100	1	100	Free
10/7/2025	BXP - Atlantic Wharf Programming Coffee Hour	No	Meeting	Yes	Fort Point Room	10:00 AM - 11:00 AM	30	1	30	Free
10/15/2025	Canstruction - Ceremony	No	Event	yes	Fort Point Room	9:00 AM - 2:00 PM		1		Free
10/14/2025 - 1/3/2026	FPAC - Pieced Exhibit	Yes	Art Exhibit	Yes	The Gallery	7:00 AM - 10:00 PM	250	1	250	Free
10/17/2025- 10/19/2025	Open Studios (FPAC)	Yes	Event	Yes	Fort Point Room	Fri 4:00 PM - 7:00 PM, Sat - Sun 12:00 PM - 6:00 PM	100	3	300	Free
10/19/2025	Fall Fest	No	Event	Yes	Waterfront Plaza	10:00 AM - 12:00 PM	500	1	500	Free
10/30/2025	LISC Massachusetts - Energy Cohort: Window Heat Pump Pilots	Yes	Lecture	Yes	Fort Point Room	9:00 AM - 11:00 AM	80	1	80	Free
11/1/2025 - 11/20/2025	Thanksgiving Food Drive	Yes	Event	Yes	Nelson Court & Waterfront Square	7:00 AM - 10:00 PM		1		Free
11/5/2025	Rose Kennedy Greenway Conservancy Strategic Planning Public Event	Yes	Meeting	Yes	Fort Point Room	4:00 PM - 6:00 PM		1		Free
11/6/2025	FPAC - Pieced Reception	yes	Exhibition Reception	Yes	The Gallery	5:00 PM - 7:00 PM		1		Free
11/20/2025	FACCNE	Yes	Meeting & Networking	Yes	Fort Point Room	6:00 PM - 8:00 PM		1		* Yes
12/1/2025- 12/17/2025	Toys for Tots	Yes	Event	Yes	Nelson Court & Waterfront Square	7:00 AM - 10:00 PM		1		Free

*Marketed walk-ins free on Atlantic'

Total Public Events	199
Total Public Event Attendees	11880

PRIVATE EVENTS									
Date	Name of Event	Nonprofit (Y/N)	Event Type	Public (Y/N)	Location	Time	# of Attendees per Event	# of Occurrences	Total Annual Attendees
1/16/2025	ULI Boston Center For Leadership	Yes	Meeting	No	Fort Point Room	8:30 AM - 4:00 PM	25	1	25
1/31/2025	BSA - Annual Board Retreat	Yes	Meeting	No	Fort Point Room	8:30 AM - 3:30 PM	50	1	50
3/19/2025	Boston Harbor Now	Yes	Meeting	No	Fort Point Room	9:00 AM - 2:00 PM	30	1	30
4/8/2025 - 4/9/2025	Utile Leadership Summit	No	Meeting	No	Fort Point Room	9:00 AM - 5:00 PM	50	2	100
5/13/2025	Columbia Threadneedle Company Meeting	No	Meeting	No	Fort Point Room	12:00 PM - 4:00 PM	65	1	65
6/10/2025	BXP IS Meeting	No	Meeting	No	Fort Point Room	9:00 AM-5:00 PM	30	1	30
6/13/2025	BXP Downtown Portfolio Meeting	No	Meeting	No	Fort Point Room	8:30 AM - 12:00 PM	85	1	85
7/21/2025- 7/22/2025	Dynatrace Company Event	No	Meeting	No	Fort Point Room	8:00 AM - 4:00 PM	75	2	150
8/5/2025	Cyber Tabletop Exercise BXP	No	Meeting	No	Fort Point Room	11:00 AM - 2:00 PM	30	1	30
8/12/2025	Dynatrace Company Event	No	Meeting	No	Fort Point Room	8:30 AM -12:30 PM	30	1	30
10/9/2025	Wagdy Anis Symposium of Building Science	No	Event	No	Fort Point Room	8:00 AM - 4:00 PM	125	1	125
10/14/2025	School Indoor Air Quality Workshop - Center for Green Schools	No	Meeting	No	Fort Point Room	9:00 AM - 4:00 PM	50	1	50
11/19/2025	Dynatrace Company Meeting	No	Meeting	No	Fort Point Room	9:00 AM - 4:00 PM	25	1	25

Total Private Events	15
Total Private Event Attendees	795

2025 Event Totals	
Total Events	214
Total Event Attendees	12675



28 October 2025

Atlantic Wharf Program Advisory Committee Meeting



Contacts

Jenn Kuo

Marketing Manager

jkuo@bxp.com

Keegan Espinola

Marketing Coordinator

kespinola@bxp.com

Agenda

Welcome

Review of 2025 Programming & Events

Advisory Committee Feedback & Response

Lookahead to 2026: Programming Plan & Budget

BSA Recap & 2026 Lookahead

Discussion



2025 Goals Recap



Programming

Create a well-rounded 12 months of programming with the support of our community partners



Community Partnerships

Explore opportunities for new community partnerships



Increase Awareness

Raise awareness for Atlantic Wharf's public spaces including the new Fort Point Room space



Communications

Utilize social media promotion & engagement for events and programs at Atlantic Wharf



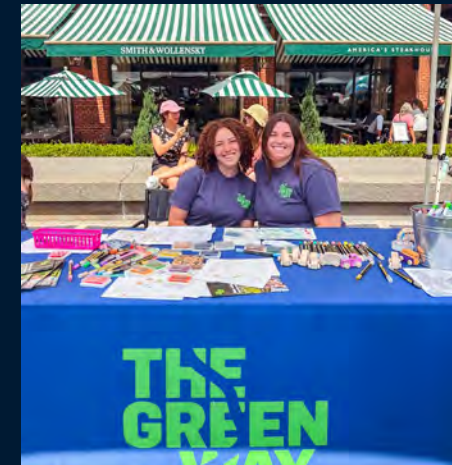
Programming

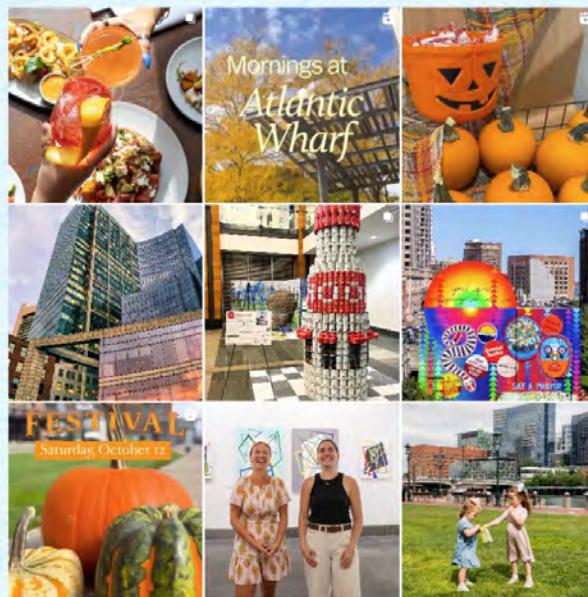
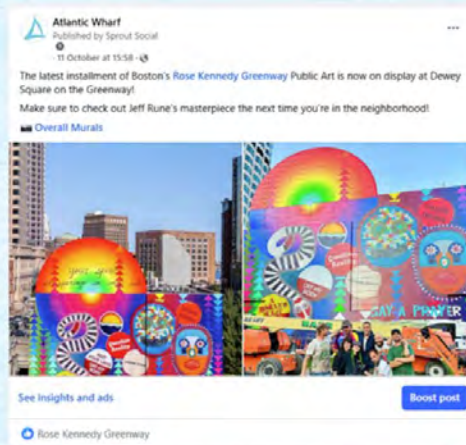
2025 Highlights

- Diversified the use of the Fort Point Room
- Executed new STEAM programming in partnership with Minni Space
- Expanded art programming in partnership with Fort Point Arts Community to include quarterly exhibits and receptions, two Harbor Harmonies concerts, and a three day long Open Studios activation
- Increased attendance for community activations, including Summer Bash and Fall Fest
- Hosting Thanksgiving food drive with all donations to benefit Pine Street Inn
- Hosting holiday toy drive in partnership with Toys for Tots

Community Partnerships

Berklee College of Music
Boston 1 Dragonboat Team
Boston Children's Museum
Boston Gay Men's Choir
Boston Harbor Now
Boston Public Schools
Boston Taiwanese Boat Club (BTBC Titans)
Boston Women's Market
CorePower Yoga
Fort Point Arts Community
French American Chamber-Commerce New England
Little Groove
Minni Space
More Than Words
Ohana New England Dragon Boat Team
"e" inc.
Save the Harbor Save the Bay
The Rose Kennedy Greenway
Train Like Hill
United States Green Building Council
Urban Land Institute





Communications

Newsletter, website, social media, kiosk

- Funnel inquiries to sign up to the newsletter as a resource to learn more about Atlantic Wharf upcoming events, on-site retailers, and neighborhood happenings
- Website updates: public facing, trusted source
- Highlight retailers and the diverse opportunities available in Atlantic Wharf's public spaces
- Showcase the accessible amenities and events within our spaces
- Raise awareness for community and non-profit partners

Year to Date Analytics – Facebook and Instagram

Profiles							
Review your aggregate profile and page metrics from the selected time period.							
↑ Ascending by Profile							
Profile ▲	Audience ⚙	Net Audience Growth ⚙	Published Posts ⚙	Impressions ⚙	Engagements ⚙	Engagement Rate (per Impression) ⚙	Video Views ⚙
Reporting Period	2,158	309	470	192,115	3,623	1.9%	10,537
Jan 1, 2025 – Oct 28, 2025	↗ 16.6%	↗ 137.7%	↗ 23%	↗ 74.3%	↗ 21.9%	↘ 30%	↘ 7.9%
Compare To	1,851	130	382	110,211	2,971	2.7%	11,441
Jan 1, 2024 – Dec 31, 2024							
📍 📘 Atlantic Wharf	409	21	93	32,667	375	1.1%	590
📍 📷 atlanticwharf	1,749	288	377	159,448	3,248	2%	9,947

Increase Awareness

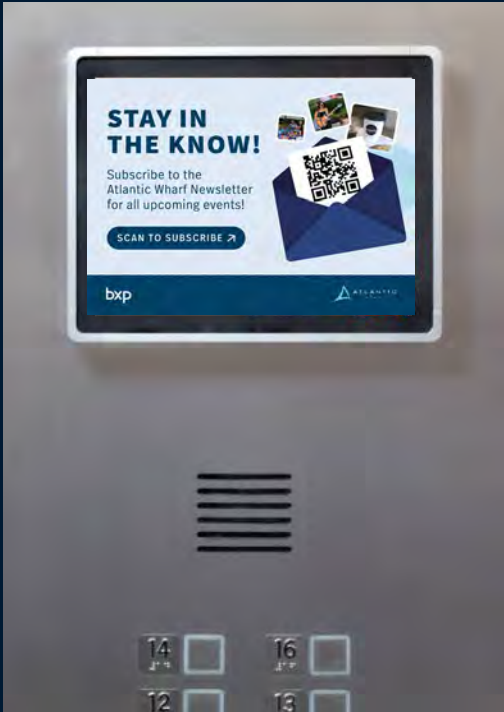
Raise awareness for Atlantic Wharf’s public spaces including Fort Point Room



Atrium Sign



Harborwalk Kiosk



Captivate Elevator Screens



Congress Street Digital Kiosk

Congress Street Kiosk Graphics

ATLANTIC WHARF'S
SUMMER BASH

SATURDAY, AUGUST 2
10:00 AM - 1:00 PM
FREE & OPEN TO ALL




Join us at Atlantic Wharf for our annual afternoon of summer fun! Enjoy lawn games, live performances, crafts, face painting, and more throughout our indoor and outdoor spaces.

Waterfront Plaza at Atlantic Wharf
290 Congress Street, Boston, MA
4 indoors at Waterfront Square, Atlantic Wharf



UPCOMING EVENTS

Check out our website for upcoming public events and programs!

Fall Movie Nights

OCTOBER 3, 10, 17, AND 24
STARTING AT SUNSET (AROUND 6:30 PM)
WHARF DISTRICT (Between Milk St. and India St.)

October 3



The Addams Family (1991)

October 10



Gremlins (1984)

October 17



Twilight (2008)

October 24



The Simpsons Movie (2007)

THE GREEN WAY | CITY OF BOSTON

NEIGHBORHOOD HAPPENINGS:

Beasts from the East Invitational Dragon Boat Classic

Sept 27 | 9am-4pm

Organized by: 'Ohana New England Dragon Boat Club

Come paddle in or cheer on the Beasts from the East Invitational Dragon Boat Classic - a friendly and fun competition between community and sport teams! You might walk away with some yummy and adorable prizes. No experience or cost to join.




WORLD OCEAN DAY

Celebrate with the New England Aquarium! Join us for a day of free, ocean-inspired programs and activities.

SUNDAY, JUNE 9 | 9 A.M.-6 P.M.

Learn more:




Protecting the blue planet
www.neaq.org

YOU'RE INVITED

2026 ATLANTIC WHARF
Program Advisory Committee Meeting

TUESDAY, OCTOBER 28
3:00 PM - 4:00 PM
Fort Point Room
290 Congress Street, Ground Level

Join us for a preliminary review of the 2026 Atlantic Wharf Annual Work Plan and discussion on proposed programming, events, and communications initiatives.

This meeting is open to the public.
RSVP to marketing@bxb.com, or just show up!



UPCOMING EVENT

COMMUNITY YOGA AT ATLANTIC WHARF

WEDNESDAYS | 6 - 7 PM
9 WATERFRONT PLAZA

4 FORT POINT ROOM | 290 CONGRESS ST

JOIN US FOR FREE COMMUNITY YOGA!

JUNE 11	JULY 23
JUNE 25	AUGUST 6
JULY 9	AUGUST 20

SIGN UP HERE





NEIGHBORHOOD HAPPENINGS:

BEASTS FROM THE EAST
HOSTED BY: 'OHANA NEW ENGLAND DRAGONBOAT CLUB

Saturday, March 1 | 9:00 AM



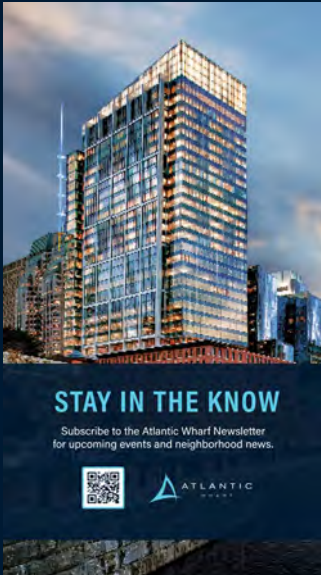
New England's Largest Indoor Paddling Regatta

Waterfront Square @ 290 Congress Street, Boston MA




STAY IN THE KNOW

Subscribe to the Atlantic Wharf Newsletter for upcoming events and neighborhood news.

Greenway Community Meeting
NOVEMBER 5 | 4 - 6 PM | ATLANTIC WHARF

Join us for a fun, interactive community night to share your vision for The Greenway!

- Activity Stations
- Presentations
- Music
- Refreshments
- Games
- Giveaways and more!

Win a limited-edition Greenway shirt!

Take our survey to submit your feedback about The Greenway and help us continue to improve the park for all visitors!



ROSEKENNEDYGREENWAY.ORG/SURVEY2025





GLOW IN THE PARK

PRESENTED BY THE GREEN WAY | MFS

June 6, 2025
7:30 p.m. to 10:30 p.m.
Rings Fountain on The Greenway

Our annual young professionals fundraising event is your chance to support the Greenway Conservancy and kick off the summer in style with a night of music, drinks, dancing, games, food trucks, and more!

Scan the QR Code or visit ROSEKENNEDYGREENWAY.ORG to purchase tickets!




JUNETEENTH ACOUSTIC CONCERT

FORT POINT ARTS COMMUNITY X ART SPARK BOSTON

Event By: Sofar fpac

FPAC Art Space
70A Sleeper Street
Friday, June 20
7-9:30PM
All Ages



SCAN THE QR CODE TO LEARN MORE

FORT POINT ROOM

INTERESTED IN USING THE SPACE FOR YOUR NEXT MEETING OR EVENT?



SCAN FOR DETAILS



VISIT OUR WEBSITE

Visita nuestro sitio web
Visite nosso site
Vizite sitweb nou an
這訪我們的網站





Advisory Committee Feedback and Response

2026 Budget Lookahead



Programming
\$123,500



Communication
Tools
\$99,118



Logistics
\$137,293

2026 Goals



Fort Point Room

Broaden roster of community-focused programming. Provide a welcoming and dynamic environment that encourages creativity, learning, and connection among all who live, work, and visit along the Fort Point Channel.



Waterfront Square

Offer a variety of activations including children's programs, indoor erg racing competitions, and vendor markets. Continue use as an extension to The Gallery



The Gallery

Host quarterly art exhibits and opening receptions in partnership with Fort Point Arts Community. Participate in Fort Point Open Studios.



Waterfront Plaza

Program the area to foster a fun atmosphere to position the property as a dynamic destination for multiple audiences and build foot traffic to the area.

Atlantic Wharf's 2026 Events*

January

Art Exhibit and Opening Reception
Dragonboat Racing Indoor Trainings
Storytime & Book Market with More than Words

February

STEAM Valentine's Day Workshop
Community Yoga
Dragonboat Racing Indoor Trainings

March

Youth Music Workshop
Community Yoga
Beast from the East Regatta
Dragonboat Racing Indoor Trainings

April

Art Exhibit and Opening Reception
Dragonboat Racing Indoor Trainings
Save the Harbor Save the Bay Program
Earth Month Sustainability Event
Kidsbuild!
Dragonboat Racing Indoor Trainings

May

Spring Floral Workshop
Dragonboat Racing Indoor Trainings
Storytime & Book Market with More than Words

June

Berklee Summer Concert Series
Yoga & Fitness Programming
Save the Harbor Save the Bay Summer Program
E inc. Summer program

July

Art Exhibit and Opening Reception
Berklee Summer Concert Series
Yoga & Fitness Programming
Save the Harbor Save the Bay Summer Program
E inc. Summer program

August

Atlantic Wharf's Summer Bash
Berklee Summer Concert Series
Yoga & Fitness Programming
Harbor Harmonies Concert
E inc. Summer program

September

Craft Workshop
Youth Music Workshop
Harbor Harmonies Concert
Storytime & Book Market with More than Words

October

Art Exhibit and Opening Reception
Atlantic Wharf's Fall Fest
Canstruction
Dragonboat Racing Indoor Trainings
Fort Point Open Studios

November

Thanksgiving Food Drive
Dragonboat Racing Indoor Trainings
Storytime & Book Market with More than Words

December

Holiday Cookie Decorating
Holiday Toy Drive
Ice Sculpture Stroll
Dragonboat Racing Indoor Trainings

Thank You

Questions & Comments

Jenn Kuo

Marketing Manager

jkuo@bxp.com

Keegan Espinola

Marketing Coordinator

kespinola@bxp.com



BOSTON SOCIETY FOR ARCHITECTURE

PUBLIC PROGRAMS

2025

FUTURE-DECKER: CONTRIBUTIONS & LESSONS LEARNED



A culmination of a multi-year initiative exploring the future of multifamily housing in Boston's neighborhoods



DEC 31, 2024-JAN 29, 2025
WATERFRONT SQUARE

KIDS BUILD!

33RD ANNUAL

K-12



Boston's largest free architecture event invites kids to imagine, design, and build a city of their own

APRIL 12-19, 2025
WATERFRONT SQUARE





Through classroom design projects and public exhibitions, Boston and Cambridge kindergarteners imagine how their cities could be safer, fairer, and more inspiring for children—and share those ideas with the world.



K-12

**MAY 10-17, 2025
WATERFRONT SQUARE**

**OUR BOSTON:
VOICES FROM
KINDERGARTEN**

PENCILING OUT: FINANCING SOLUTIONS FOR AFFORDABLE & CLIMATE FORWARD HOUSING

Building the path to equitable,
decarbonized housing by rethinking
how we finance the future of our
cities.

**PUBLIC HAPPY HOUR
JUNE 5, 2025
FORT POINT ROOM**



ARCHITECTS.ORG/PENCILING-OUT-2025

**HOUSING
INNOVATION**



2026



KIDS BUILD!

April 2026



OUR BOSTON: VOICES FROM KINDERGARTEN

May 2026



SPACE RELOCATION

Fall 2026