

BOSTON REDEVELOPMENT AUTHORITY

CHARIMAN'S STATEMENT

November 14, 2019

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Notice of Project Change for Block N of the Seaport Square Project, within Planned Development Area No. 78, in the South Boston Waterfront, as a Development Impact Project. The Proposed Notice of Project Change seeks to permit a revised building program for Block N of the Seaport Square Project comprised of approximately 38,000 square feet of Retail/Entertainment/Restaurant/Service Uses and approximately 384,000 square feet of Office and/or Research and Development Uses.

The hearing was duly advertised on October 30th, 2019 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff

will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Ms. Kerr will present.

BOARD APPROVED

MEMORANDUM

NOVEMBER 14, 2019

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
AISLING KERR, PROJECT MANAGER

SUBJECT: PUBLIC HEARING TO CONSIDER NOTICE OF PROJECT CHANGE FOR
BLOCK N OF THE SEAPORT SQUARE PROJECT, A DEVELOPMENT
IMPACT PROJECT, PLANNED DEVELOPMENT AREA NO. 78, LOCATED IN
THE SOUTH BOSTON WATERFRONT

SUMMARY: This Memorandum requests, in connection with the public hearing on the proposed Notice of Project Change for Block N of the Seaport Square Project (the "2019 NPC"), located in the South Boston Waterfront neighborhood of Boston, that the Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning & Development Agency ("BPDA")¹, authorize the Director to: (i) issue a Determination waiving the requirement of further review pursuant to Section 80A-6.2 of the City of Boston Zoning Code (the "Code") in connection with the 2019 NPC; (ii) issue one or more Certifications of Compliance or Partial Certifications of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process in connection with the project described in the 2019 NPC, including the project to be constructed on Block N; (iii) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the project described in the 2019 NPC, including the project to be constructed on Block N, pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; (iv) approve the project described in the 2019 NPC, including the project to be constructed on Block N, as a Development Impact

¹ Effective October 20, 2016, the BRA commenced doing business as the BPDA.

Project ("DIP") within the meaning of Section 80B-7 of the Code; and (v) take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering one or more Development Impact Project Agreement(s), and Cooperation Agreement(s) which will include a provision requiring compliance with the Boston Residents Construction Employment Plan, along with any and all other agreements and documents that the Director deems appropriate and necessary in connection with the project described in the 2019 NPC, including the project to be constructed on Block N, and the Amended and Restated PDA Plan.

DEVELOPMENT TEAM

The development team includes:

Proponent: Seaport Square Development Company, LLC and affiliates
c/o WS Development
Yanni Tsipis
Dick Marks

Legal Counsel: Goulston & Storrs
Doug Husid
Peter Kochansky

Architect: Morris Adjmi Architects

PROJECT SITE AND BACKGROUND

The Seaport Square Project site (the "Project Site") consists of approximately 23.5 acres of land, defined by an L-shaped series of development blocks and generally bounded by Northern Avenue and Seaport Boulevard (between Old Sleeper Street and Pier 4 Boulevard) and by Stillings Street, Boston Wharf Road, East Service Road and Pier 4 Boulevard and B Street (between Seaport Boulevard and Summer Street). In 2010, the Seaport Square Project received approval from the BPDA, under Article 80B of the Code, for the construction of approximately 6,335,200 square feet of Gross Floor Area ("GFA") of mixed uses. The City of Boston Zoning Commission (the "BZC") approved a Planned Development Area Development Plan

for Planned Development Area No. 78 on October 13, 2010 (the "Original PDA Plan").

Following the adoption of the Original PDA Plan, the Proponent's predecessor-in-interest, MS Boston Seaport, L.L.C. (the "Original Proponent"), constructed a number of public realm improvements, and conveyed Block A, Blocks B and C, Block H, Block K, Block J, Block L1, Block L2, and Blocks M1 and M2 to third party developers for the development of such Blocks.

The Proponent acquired the undeveloped Blocks and developed open spaces – Blocks D, F, G, L3-L6, N, P, and Q (the "NPC Blocks") – in October 2015, and proposed an updated and enhanced vision for the district (the "NPC Project"), detailed in a Notice of Project Change filed on February 7, 2017 and a Supplemental Impact Report filed on September 12, 2017 (collectively, the "2017 NPC"). The Proponent filed an Amended and Restated PDA Plan on September 15, 2017. On November 16, 2017, the BPDA voted, pursuant to Section 80A-6.2 of the Code, to authorize the issuance of a Determination Waiving Further Review of the NPC and approval of the NPC Project as a Development Impact Project, and the BPDA issued such determination on November 1, 2018 (the "NPC Determination"). The BPDA also voted on November 16, 2017 to recommend that the BZC approve the Amended and Restated PDA Plan, and the BZC approved the Amended and Restated PDA Plan on December 13, 2017.

The term "Overall Project", as defined in the NPC Determination, describes the totality of the structures and other improvements within the Seaport Square Project that have already been completed or are currently underway as part of the Original Project (the Developed Blocks), as well as those planned as part of the NPC Project. Including the project changes contained in the approved 2017 NPC, the Seaport Square Project Site comprises approximately 1,023,396 square feet; the Amended and Restated PDA Plan area comprises approximately 1,460,572 square feet. The project's current approvals allow the construction of 7,723,110 square feet of GFA within the Overall Project, which would include approximately 3.2 million square feet of residential uses, 2.8 million square feet of office/research/innovation uses, 1.1 million square feet of retail/entertainment/performing arts uses, 480,000 square feet of hotel uses, 19,700 square feet of civic uses, as well as cultural/community uses. The Overall Project will include up to approximately 5,500 underground parking spaces, reduced from approximately 6,375 spaces in the Original Project, and approximately 200 on-street parking spaces.

PROJECT UPDATES AND STATUS OF DELIVERY OF PUBLIC BENEFITS

Since the BPDA's approval of the 2017 NPC and the Director's issuance of the NPC Determination, the Proponent has commenced construction on Block L-4, and has delivered or commenced significant public realm improvements and benefits, as follows:

- Completed \$8 million reconstruction of Seaport Boulevard, including new protected bicycle infrastructure, landscaping and sidewalks, mid-block crossings and pedestrian improvements, traffic signals, and the installation of public art;
- Contributed \$1 million (out of a \$2 million commitment) towards the reconstruction of the Old Northern Avenue Bridge;
- Contributed \$1 million towards the maintenance of Martin's Park;
- Contributed \$400,000 towards the BPDA's South Boston Waterfront Strategic Transit Study, which is currently underway;
- Commenced construction on Block L4 of the NPC Project, which will generate the creation of 2,000 technology jobs on the site and result in approximately \$875,000 in funding for jobs training and \$4.4 million in funding for affordable housing through Development Impact Project contributions;
- Initiated the Seaport Community Grant Program, which has provided \$50,000 of grants to local non-profits in 2019 and will contribute similar amounts annually for the next 9 years;
- The Proponent is accelerating the construction of the central green area of Harbor Square Park to coincide with the completion of Block L4, instead of the completion of both Blocks L4 and L6, as required by the PDA.
- The Proponent has implemented numerous climate change resiliency measures, both within individual buildings and throughout the Seaport Square project area. Examples of these resiliency measures include:
 - Raising all critical building systems to the 2nd or 3rd floor of each building to ensure resiliency;
 - Raising ground floor elevations of the Block L-4 building, which is the first of the NPC Blocks to commence construction, to elevation 19 above Boston City Base and public space elevations to approximately elevation 20 BCB (3+ feet above the 500-year flood elevation);
 - Reconstructing the Seaport Boulevard median with bermed and permeable landscaping and large trees to replace the former concrete pavement;

- Capturing 1" – 1.25" of stormwater runoff from all impermeable surfaces on NPC Blocks and reusing for toilet flushing or storing this water on-site to reduce peak stormwater inflows into the BWSC storm system.

In general, projects completed or under construction within the Overall Project have begun delivering linkage payments that will total approximately \$14 million in funds for affordable housing City-wide and approximately \$4 million for jobs training programs City-wide.

NOTICE OF PROJECT CHANGE

On September 10, 2019, the Proponent filed a Notice of Project Change (the "2019 NPC") pursuant to Section 80A-6 of the City of Boston Zoning Code (the "Code").

The 2019 NPC focused on the planned use of Block N, 350 Summer Street, located between Congress Street, West Service Road, and Summer Street. In order to study the impacts of the NPC Project, the 2017 NPC had specified a program of uses for each NPC Block, while noting that given the multi-phase, mixed-use nature of the NPC Project, the uses of each Block might change from the assumptions used in the 2017 NPC. The 2017 NPC studied the impacts of a Block N building program comprised of approximately 72,000 square feet of Retail/Entertainment/Restaurant/Service Uses and 350,000 square feet of Residential Uses.

The 2019 NPC proposes a revised building program for Block N comprised of approximately 38,000 square feet of Retail/Entertainment/ Restaurant/Service Uses and approximately 384,000 square feet of office and/or research and development uses. Office and research and development uses are allowed on Block N pursuant to the Amended and Restated PDA Plan, and the dimensions of the proposed building have not changed in any material way and remain consistent with the Amended and Restated PDA Plan. No amendment to the Amended and Restated PDA Plan is required.

With the 2019 NPC, the Proponent has affirmed that the building program of Block L3 and Block G of the Seaport Square Project will be primarily Residential Uses. The 2019 NPC also describes certain other adjustments to building programs within the Overall Project to reflect now as-built or as-proposed conditions that have emerged since the approval of the 2017 NPC, which adjustments are listed

below. All of these adjustments remain consistent with the approved Amended and Restated PDA Plan:

- Reduction in the GFA on Block L4, which is under construction, from the 523,500 sf projected in the 2017 NPC to approximately 500,000 sf of GFA, comprised of approximately 70,000 square feet of retail space and 430,000 square feet of office space. The GFA allowed but not constructed on Block L4 may be incorporated in other NPC Block buildings.
- Reduction in the GFA of Retail/Entertainment/Restaurant/Service Uses within the Overall Project from the approximately 1.12 million sf contemplated in the 2017 NPC to approximately 1.0 million sf. The Proponent anticipates that approximately 120,000 sf of primarily upper-story Retail/ Entertainment/Restaurant/Service Uses planned across the NPC Blocks (including Block N) in the 2017 NPC will be replaced with other uses including but not limited to Residential, Office, Hotel, and Innovation uses on such Blocks.

ARTICLE 80 REVIEW PROCESS

The BPDA sponsored a joint Impact Advisory Group (“IAG”) and Public Meeting to discuss the proposed Block N NPC on September 23, 2019 at the Society of Arts and Crafts at 100 Pier 4 Boulevard. The IAG/Public Meeting was advertised in the relevant neighborhood newspapers (*South Boston Online* and *South Boston Today*), email notification of the Block N NPC submission and meeting was sent to all members of the IAG and local City and state elected officials and their staff members, the meeting was posted to the BPDA website and calendar, and notification was sent to all subscribers of the BPDA’S South Boston waterfront neighborhood updates.

The thirty (30) day public comment period in connection with the Proponent’s submission of the Block N NPC concluded on October 11, 2019.

PROJECT BENEFITS IN CONNECTION WITH 2019 NPC

In connection with this 2019 NPC, the Proponent has committed to several additional public benefits, and has provided confirmation of several prior commitments associated with the 2017 NPC, as follows:

New Public Benefits Commitments:

- The Proponent, in working with BPDA staff and staff from the Mayor's Commission for Persons with Disabilities ("MOPD"), shall design and install a public elevator in close proximity to the Summer Steps and outside of the building's structural core, which provides an easily accessible and direct connection between Summer and Congress Streets for the benefits of persons desiring to take an accessible route between Summer and Congress Streets.
- The Proponent will accelerate the payment of \$7.5 million to fund the Seaport Performing Arts Center (as further defined in the Amended and Restated PDA Plan, the "SeaPAC Contribution"), so that the contribution will be made upon the start of construction of the Block in which the SeaPAC is located, rather than the completion of construction of such Block. As described in the PDA, the SeaPAC Contribution may be applied to support programming of the SeaPAC and/or other civic/educational/cultural uses or endeavors within the NPC Blocks; in the event that the contribution funds such other programming or endeavors, such amounts will be funded concurrently with the introduction of those activities.
- In addition to affirming the location of the SeaPAC, described below, the Proponent will increase the amount of the SeaPAC Contribution from \$7.5 million to \$8.5 million, payable as set forth above.

Public Benefits Confirmations:

- The Proponent will construct the SeaPAC on Block L5 of the Seaport Square Project. The SeaPAC, as described in the Amended and Restated PDA Plan, is a major performing arts venue comprising approximately 600 seats in two state-of-the-art, flexible venues that will be suitable for a variety of performance types and audience configurations. The 2019 NPC also confirms the Proponent's commitment to construct the 150-seat Fort Point Community Theater.
- No changes to the Project's obligations regarding Affordable Housing or Innovation Housing are proposed in the 2019 NPC. Within the residential NPC Blocks, the Proponent will provide the same number of affordable housing units on site, with approximately the same unit sizes, with the result being the creation of approximately 152,720 gross square feet across approximately 166 units of Affordable Housing as planned in the 2017 NPC, and as further described in the chart below. This Affordable Housing

commitment on future Seaport Square Blocks will add to the nearly 150 affordable homes that have already been created and occupied on the completed blocks.

2017 NPC			
	Total Units	Affordable Units (13%)	Affordable Square Footage
<i>Block N</i>	350	46	42,320
<i>Block L3</i>	350	46	42,320
<i>Block G</i>	575	74	68,080
Total:	1,275	166	152,720

2019 NPC			
	Total Units	Affordable Units (13%)	Affordable Square Footage
<i>Block N</i>	0	0	0
<i>Block L3</i>	483	63	57,960
<i>Block G</i>	793	103	94,760
Total:	1,276	166	152,720

DEVELOPMENT IMPACT PROJECT EXACTIONS

The adjustment to the proposed use of Block N will result in new payments of Development Impact Project (“DIP”) exactions in connection with the new Office and/or Research and Development Uses. The total DIP contributions to the Neighborhood Housing Trust and Neighborhood Jobs Trust that will be made in connection with the Block N project are estimated as follows, as set forth in the Amended and Restated PDA Plan:

Housing Linkage Contributions

422,000 sf of DIP Uses (384,000 sf Office/Research and Development; 38,000 sf Retail/Entertainment/Restaurant/Service Uses)

- 72,000 sf @ \$7.87 (for GFA governed by 2010 Seaport Square Master DIP Agreement) = \$566,640
- 350,000 sf @ \$8.34 = \$2,919,000

Total Housing Linkage Contribution: \$3,485,640

Jobs Linkage Contributions

422,000 sf of DIP Uses (384,000 sf Office/Research and Development; 38,000 sf Retail/Entertainment/Restaurant/Service Uses)

- 72,000 sf @ \$1.57 (for GFA governed by 2010 Seaport Square Master DIP Agreement) = \$113,040
- 350,000 sf @ \$1.67 = \$584,500

Total Jobs Linkage Contribution: \$697,540

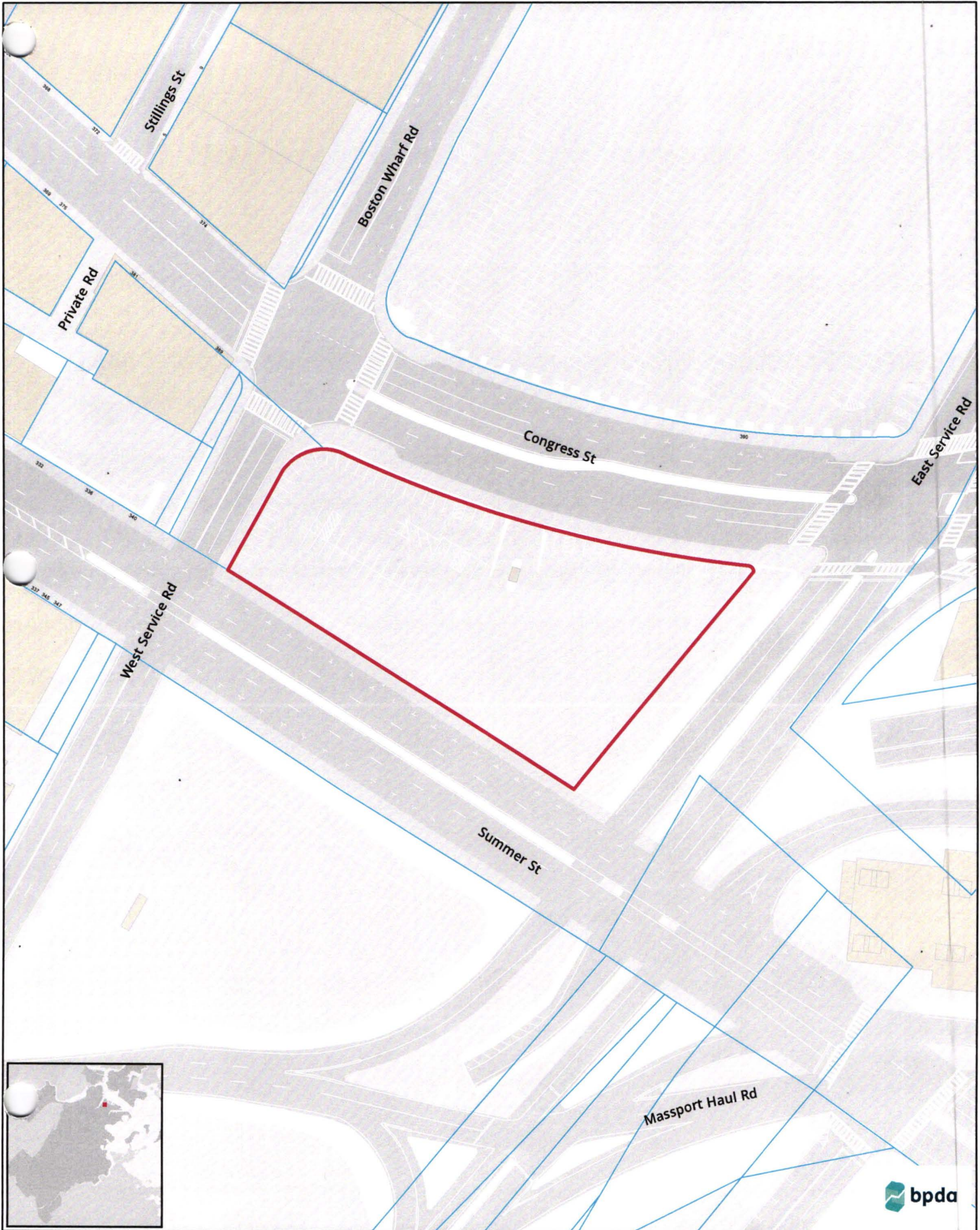
RECOMMENDATION

Based on the foregoing, BPDA staff recommends that the Director be authorized to: (i) issue a Determination waiving the requirement of further review pursuant to Section 80A-6.2 of the City of Boston Zoning Code (the "Code") in connection with the 2019 NPC; (ii) issue one or more Certifications of Compliance or Partial Certifications of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process in connection with the project described in the 2019 NPC, including the project to be constructed on Block N; (iii) issue one or more Certifications of Consistency or Partial Certifications of Consistency for the project described in the 2019 NPC, including the project to be constructed on Block N pursuant to Section 80C-8 of the Code, upon successful completion of the Article 80C Planned Development Area review process; (iv) approve the project described in the 2019 NPC, including the project to be constructed on Block N as a Development Impact Project ("DIP") within the meaning of Section 80B-7 of the Code; and (v) take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering one or more Development Impact Project Agreement(s), and Cooperation Agreement(s) which will include a provision requiring compliance with the Boston Residents Construction Employment Plan, along with any and all other agreements and documents that the Director deems appropriate and necessary in connection with the project described in the 2019 NPC, including the project to be constructed on Block N, and the Amended and Restated PDA Plan.

An appropriate vote follows:

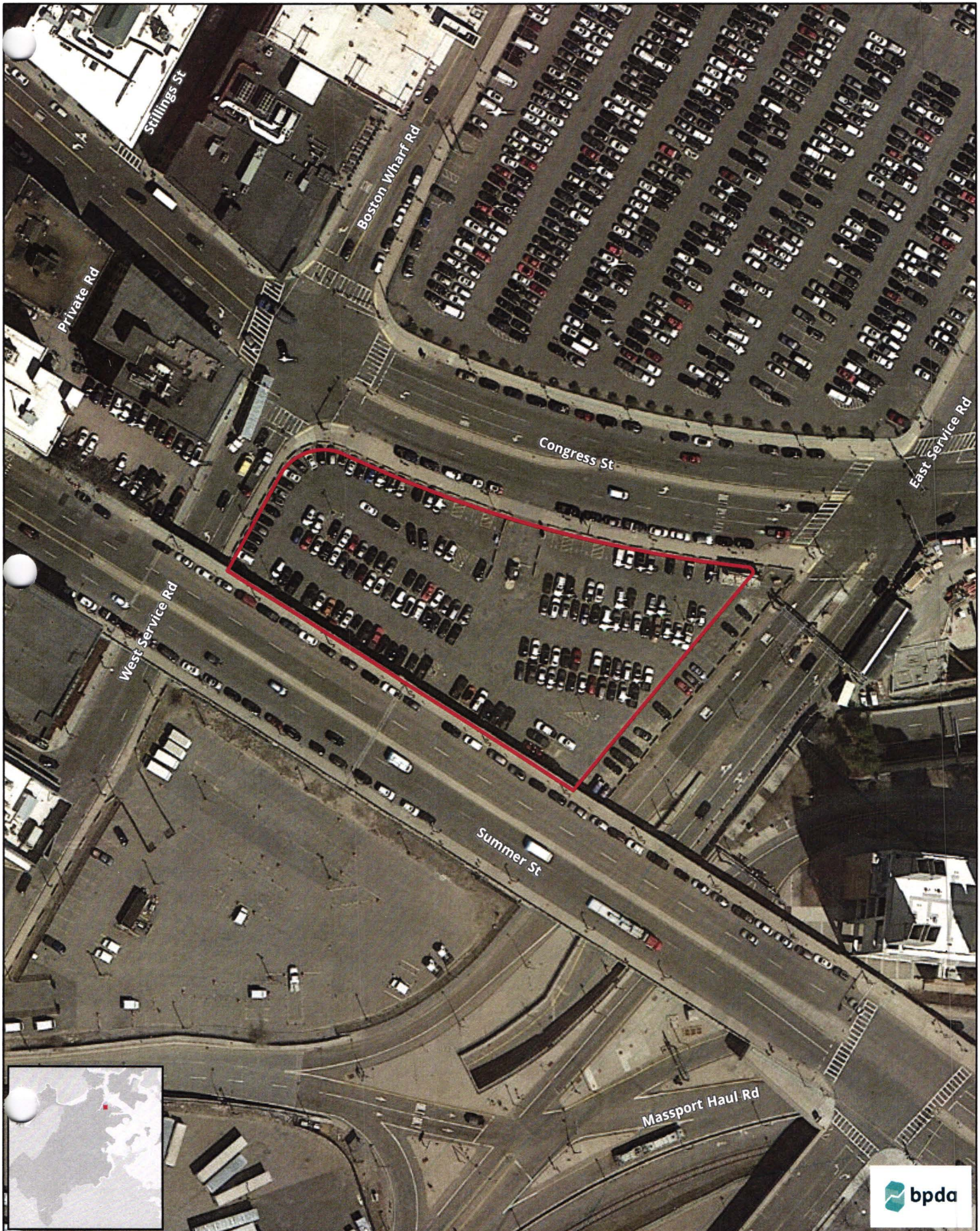
Seaport Square Block N

1:1,200



Seaport Square Block N

1:1,200



**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

October 9, 2019

Ms. Aisling Kerr, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA. 02210

Re: Seaport Square Block N, South Boston
Notice of Project Change

Dear Ms. Kerr:

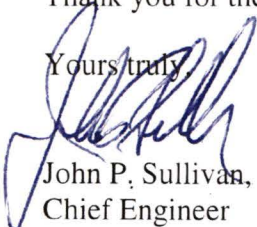
The Boston Water and Sewer Commission (Commission) has reviewed the Notice of Project Change (NPC) for the proposed project located at 350 Summer Street in the South Boston neighborhood of Boston. The Commission has previously submitted comments on the 2010 Draft Project Impact Report and on the 2017 Notice of Project Change.

The NPC outlines the changes that are being made to the building program. It will be changing from 72,000 square feet of mixed commercial uses and 350,000 square feet of residential uses to include 38,000 square feet of mixed commercial uses and 384,000 square feet of office and/or research and development uses.

These changes will reduce wastewater flows by approximately 90,000 gallons per day and reduce water usage by approximately 99,000 gallons per day. The project is still required to meet the 4:1 Inflow/Infiltration that was previously commented on in 2017. All other comments have been addressed by the NPC.

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer

JPS/fd

cc: M. Zlody, BED via e-mail
M. Connolly via e-mail
C. McGuire, BWSC via e-mail
P. Larocque, BWSC via e-mail

October 11, 2019

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Plaza
Boston, MA 02201

Re: Seaport Square Block N Notice of Project Change

Dear Director Golden:

On behalf of Seaport TMA, I am writing in support of the Notice of Project Change (NPC) submitted by Seaport Square Development Company LLC on September 10, 2019. The proposed change in use at Block N from residential to office/lab will not reduce the net number of housing units within the Seaport Square project since the housing units programmed for Block N will be shifted to Blocks G and L3, and will result in additional investment in the cultural facilities that the project proponent has committed to construct and fund during the 2017 NPC. The proposed change in use will also modestly reduce the overall transportation impacts of the project according to the analysis submitted by the project proponent.

Seaport TMA is the South Boston Waterfront's Transportation Management Association. Our membership-based organization represents over fifty-five employers, developers, and cultural institutions in the South Boston Waterfront and Fort Point neighborhoods. The TMA offers transportation programs to employers and commuters and advocates for transportation projects and policies to help keep the Seaport moving and thriving as an extraordinary place to live, work, play, and visit.

The project proponent has made several significant commitments as part of the 2019 NPC that will benefit the South Boston Waterfront. Those commitments include an acceleration of the \$7.5 million endowment for SeaPAC and other civic/cultural uses, an additional \$1 million contribution to SeaPAC, bringing the total endowment to \$8.5 million, and an additional \$4 million for affordable housing. In addition, the project proponent has maintained their commitments from the 2017 NPC to construct the Seaport Stairs, a pedestrian and bicycle connection between Summer Street and Congress Street that will include a publicly accessible elevator within the public lobby of Block N that will remain open 24-hours per day. Seaport TMA's public comment letter regarding the 2017 NPC emphasized our support for both the Seaport Stairs and the accompanying public elevator that will feed into Harbor Way, which are critically important for pedestrian and bicycle circulation within the South Boston Waterfront.

Thank you for the opportunity to comment on the Notice of Project Change and for your consideration of the comments above.

Sincerely,



Patrick Sullivan
Executive Director, Seaport TMA



Fwd: 350 Summer Street Project

1 message

Aisling Kerr <aisling.kerr@boston.gov>

Thu, Oct 17, 2019 at 4:33 PM

From: **Lauren Muise**
Date: Thu, Oct 10, 2019 at 7:58 PM
Subject: [350 Summer Street Project](#)
To: <Aisling.kerr@boston.gov>

Good Evening Aisling:

I have lived in Fort Point for three years and love all of the new energy that is coming to the neighboring Seaport district. Please consider my voice of support for the [350 Summer Street](#) project, which is a creative solution that creates more jobs in a central and transit-friendly location. The reason that I and many of my neighbors chose to live in this neighborhood is because of its history, convenience, and blend of uses, which is unlike anything else in Boston. I support the creation of more opportunities for companies to grow in the Seaport while at the same time providing additional funding for affordable housing both in the Seaport and beyond. I especially appreciate the consideration given to the design of the building which creates a nice connection between the historic Fort Point and newly developed Seaport.

It is incredibly exciting to live through all of the changes that are occurring in Boston these days and I feel that the Seaport is still very much coming into its own. Over the past few years alone, all of the free public activities, welcoming landscaping and pop-ups that WS has brought to the neighborhood have made a big difference in a rapidly-changing area. I appreciate the thoughtfulness and quality of what WS has done thus far and am in full support of their current proposal.

Sincerely,
Lauren Muise
Homeowner - 319 A Street.



Aisling Kerr
Project Manager
(617) 918 - 4212

Boston Planning & Development Agency (BPDA)
One City Hall Square | Boston, MA 02201
bostonplans.org



Fwd: BLOCK N -350 Summer Street– Seaport

1 message

Aisling Kerr <aisling.kerr@boston.gov>

Thu, Oct 17, 2019 at 4:32 PM

From: **Allison Pachtman**
Date: Thu, Oct 10, 2019 at 11:34 AM
Subject: BLOCK N -350 Summer Street– Seaport
To: <Aisling.kerr@boston.gov>

Dear Aisling:

I am a resident of South Boston and I am raising two children here in the City. I am writing to offer my support of the Block N project in the Seaport.

The Seaport has seen tremendous growth over the last 10 years. I believe WS has done a great job activating the ground floor and open spaces in the Seaport and bringing life to the streets. My children and I have participated in a variety of the events and we have been able to experience the transformation occurring in this part of the city first hand. I am particularly looking forward to the connection WS will be developing that will enable a pedestrian connection between Summer and Congress Streets as I believe it opens up another artery from South Boston proper to the Seaport.

I support Block N because of the use (office) and the unique architecture. WS plans to build over 1,000 apartments or condos in the Seaport so I am confident that office is a good use for this site. It is my understanding that as part of the remaining residential they will be building some smaller lower priced units so more income levels can live in the area. The architecture for the building is unique and pays homage to the nearby Fort Point Channel. As I understand it, the building will be smaller than the originally proposed residential. I look forward to seeing this project built.

Thank you

Allison Keach

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Aisling Kerr
Project Manager
(617) 918 - 4212

Boston Planning & Development Agency (BPDA)
One City Hall Square | Boston, MA 02201
bostonplans.org

October 7, 2019

Aisling Kerr
Boston Planning & Development Agency
City Hall, 9th floor
Boston, MA 02201

Dear Ms. Kerr:

I am writing in support of the NPC submitted by WS Development regarding 350 Summer Street. I have lived in the Seaport for many years and believe strongly in the WS Development team's commitment to making our neighborhood a beautiful and welcoming place for all Bostonians. They have consistently done high quality and interesting work and the design of the new building is quite beautiful. I appreciate that WS sought out an architecture firm from outside of Boston who does a lot of work in historic districts in New York, and the proposed building will be respectful of the historic Fort Point warehouse structures nearby. We need more designs by architects from all over the world to add interest to our city. With so many new buildings today looking like they could be anywhere, it is very refreshing and to see such architectural sensitivity. I hope the proposed design is built as seen with architectural elements such as arched windows.

I am also pleased to see such significant additional public benefits accompanying the proposal, especially the commitment to additional funding for the arts and affordable housing. It is also critical that the ground floor spaces at sidewalk level be activated with publicly accessible amenities.

WS has done many things to help make the Seaport a true neighborhood and I support their current proposal. Thank you for considering the viewpoint of one community resident.

Yours,

Jim Souza
25 Channel Center St.
Boston, MA 02210

Cc: Senator Nick Collins, Representative David Biele, Councilor Michael Flaherty,
Councilor Ed Flynn, Haley Dillon - ONS

Date	First Name	Last Name	Organization	Opinion	Comments
10/1/2019	Zach	Cole		Oppose	This building should remain residential in use. We are trying to build a neighborhood not an office park. In the minimum the retail component shouldn't be cut in half. As a seaport resident for the past 4 years, we need to see the neighborhood continue to have a very lively and walkable space with retail that is opened past 7-8 o'clock at night.
9/26/2019	George	Kouris		Oppose	My family and I are long time residents in the Seaport/Fort Point Neighborhood and we are opposed to this project change. We, as well as many residents in the area, see the need for more residential buildings to help diversify the Seaport District and adhere to the original 100 Acre Plan of a residential community. Without a strong residential component, with Seaport District will continue to be a transient neighborhood and continue to lack residential services, which is not only a disservice to the local community, but also to the City of Boston as a whole.

VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving the requirement of further review pursuant to Section 8A-6.2 of the Boston Zoning Code (the "Code") in connection with the Notice of Project Change ("2019 NPC") for Block N of the Seaport Square Project filed by the Seaport Square Development Company LLC and its affiliates (the "Proponent");

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process in connection with the 2019 NPC;

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency under Section 80C-8 of the Code upon successful completion of the Planned Development Area review process in connection with the 2019 NPC;

FURTHER

VOTED: That the Director be, and hereby is, authorized to approve the project proposed in the 2019 NPC, including the project to be constructed on Block N, as a Development Impact Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the 2019 NPC, including, without limitation, executing and delivering one or more Development Impact Project Agreement(s) and Cooperation Agreement(s) which will include a provision requiring compliance with the Boston Residents Construction Employment Plan, along with any and all other agreements and documents that the Director deems appropriate and necessary in connection with the 2019 NPC.