

# BOSTON

Martin J. Walsh, Mayor

April 7, 2017

Ms. Teresa Polhemus  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

RE: Seaport Square

Dear Ms. Polhemus:

The Boston Parks and Recreation Department (BPRD) has reviewed the *Seaport Square Notice of Project Change* (NPC) submitted by W/S Development, and provides the comments below.

## Background

BPRD has advocated for permanently-protected, publicly-accessible park land in the Seaport District, to serve the active recreational needs of the emerging neighborhood and to balance development. This need was identified in the City's *Open Space and Recreation Plan*. BPRD has expressed this need during past reviews of the ENF/PNF, the DPIR/DEIR, PDA #78, the FEIR, the Chapter 91 License Applications, and the Amendments to PDA #78.

Much of the Seaport Square neighborhood and the proposed park land has been included in the *Municipal Harbor Plan for the South Boston Waterfront District*. The *Seaport Public Realm Plan*, the *Climate Ready Boston Plan*, the *Leading Edge Plan*, and the *Imagine Boston Waterfront Plan* also call for the creation of park land to serve this emerging neighborhood.

## Previously Approved Parks and Plazas

The 2010 PDA for Seaport Square included a project area of 33 acres and a project site of 23 acres. The plan included 6.5 million sf of development with 2.8 million sf of residential use (2500 units); 1.3 million sf of office; 1.3 million sf of retail, restaurant and entertainment; .6 million sf of civic, cultural and educational uses; and .5 million sf of hotel use (550-700 rooms).

The total park land approved in the PDA was 156,000 sf (3.58 acres). Larger pedestrian plazas provided another 59,283 sf (1.3 acres) of open space. Some of the open space was mitigation for Chapter 91 development, as well as offsets for height increases and shadow and wind impacts. Some of the open space was provided to meet Chapter 91 regulations for "Space for Active and Passive Public Recreation. The plan for Seaport Square includes improvements to the public realm in addition to park land and pedestrian plazas. However, BPRD previously determined that the quantity of park land was inadequate to meet the needs of this growing neighborhood.



**Boston Parks<sup>1</sup> and Recreation Department**

1010 Massachusetts Ave., Boston, MA 02118 / Tel.: 617-635-4505 / Fax: 617-635-3173

<b>Park Land</b>	<b>2010 PDA</b>	<b>Pedestrian Plazas</b>	<b>2010 PDA</b>
Block F	57000	Block A	16504
Block L	55000	Block B and C	14500
Block P	7000	Block L	15511
Block Q	29000	Block M	12768
Parcel E	8000		
<b>TOTAL SF</b>	<b>156000</b>	<b>TOTAL SF</b>	<b>59283</b>

## Notice of Project Change

The Notice of Project Change (NPC) includes 13 acres of previously-reviewed development. The NPC increases the total development by 1.2 million sf to 7.7 million sf, including 3.2 million sf of residential use (3200 units, so 3200-10,000 new residents can be expected); 2.9 million sf of office use; 1.1 million sf of retail, restaurant and entertainment uses; and 500,000 sf of hotel use.

It is not clear how open space is being counted in the NPC, compared to the PDA. In plan and program, the parks on Block F and Block L have significantly diminished in size. However, the NPC notes that the total open space has increased to 7 acres: “approximately 7.0 acres or 30% of the Project Site will be devoted to pedestrian-only park land, and new pedestrian corridors and sidewalks.” It appears that streetscapes and sidewalks are being counted as open space, but such features of the public realm are not a substitute for park land available for recreational use.

## Need for Parks for Active Recreation

The City’s *Open Space and Recreation Plan* notes that South Boston is currently underserved by permanently-protected, publicly-accessible parks, particularly those which are suitable for active recreation use. This neighborhood is also facing the pressure of significant new development. The NPC has added 1.2 million sf to the previously approved plans. The residential use has increased by 700 units, which will add additional residents to the neighborhood. It is critical that the active recreational needs of residents, workers and visitors be met with the provision of adequate new park land in the Seaport District. An updated park needs analysis should be completed. Sidewalks and streetscapes should not be counted as recreation space.

## Proposed Resolution

1. Existing approvals: The NPC for Seaport Square should provide the parks that were approved and mitigated in previous plans, particularly parks suitable for active recreational use. A commensurate amount of park land should be provided if these amenities have been reduced in size. The parks below are suitable for active recreational space and are a priority.
  - A. Block F: This park should be provided as originally mitigated in the Chapter 91 License as a 57,000 sf (1.3 acre) space described in the DPIR/DEIR and PDA as “a grand civic lawn large enough to support active recreation and concerts.” The only building should be as originally approved (9000 sf), sited so to buffer the impact of Seaport Boulevard. This park is a critical complement to the Fan Pier Park - together these parks will serve as a significant feature and amenity to the emerging Seaport neighborhood.



- B. Block L: This park should be provided as originally approved in the DPIR/DEIR as a 50,000 sf (1.14 acre) park for active recreational use. The DPIR/DEIR and the PDA noted that this park would feature “green lawns bordered by trees, park benches, flower beds, public art, a dog recreation space and a children’s playground.”
- C. Athletic Field: As applicable, this provision in the DPIR/DEIR should be met or addressed in a comparable manner: “the proponent will work with the South Boston community to identify an off-site athletic field that can be utilized for athletic events related to the educational facility. As part of this arrangement, the proponent will fund capital upgrades to the field(s) and fund a portion of the ongoing maintenance.”
2. Accommodating Future Demand: A parks needs analysis should be completed based on the increased buildout and projected users of the Seaport Square neighborhood. The additional development of 1.2 million sf increases the need for park land, particularly for active recreational use. In the event that this cannot be accommodated onsite, the equivalent amount of park land should be mitigated nearby. This need could also be addressed by contributing to a fund for development of future public park land in the neighborhood.
  3. Community Contribution: A contribution to Martin’s Park in the amount of \$2 million has been requested from the proponent of Seaport Square, as an investment in a significant public open space that will serve the needs of the children in the Seaport neighborhood.
  4. Public Realm: The public realm of retail plazas, sidewalks and streetscapes is distinct from public parks, though complimentary. The proposed plan for Seaport Square creates a new approach to the design of the public realm. It is essential that the new public realm include inviting, vibrant, public spaces that can provide civic functions in addition to retail plaza functions. This can be achieved by fronting these spaces on the public rights of way, or broadening the points of connection. Promenades could also be transferred to public ownership, ensuring that their future design and uses will be informed by the public.
  5. Protection in Perpetuity: Parks that have been mitigated through previous approvals should ideally be permanently protected to ensure that they remain open in perpetuity.

BPRD looks forward to meeting with the proponent and the BPDA to discuss the provision of park land in the Seaport District as a critical amenity to serve the residents of this neighborhood.

Sincerely,



Carrie Marsh, Executive Secretary  
Boston Parks and Recreation Commission

cc: Christopher Cook, Commissioner, Boston Parks and Recreation Department  
Liza Meyer, Chief Landscape Architect, Boston Parks and Recreation Department  
Jon Greeley, Director of Development Review, Boston Redevelopment Authority  
Gary Uter, Project Manager, Boston Planning and Development Agency



270 Tremont Street  
Boston, MA 02116  
bochcenter.org

March 29, 2017

Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

RE: Proposed Seaport Square Development Project

To Whom It May Concern:

When finalizing the development plans for Seaport Square, I urge you to reconsider plans for the proposed cultural and educational center. I've said in the past that there are too many theatres, too many seats, and not enough product to fill houses year round, and creating a new space will further exacerbate that problem. I fear the increased competition may negatively affect programming for existing arts and cultural organizations, such as ourselves. Instead, I urge the cultural community to come together to outline ways to make existing spaces, including the Wang and Shubert Theatres, more accessible to artists and organizations seeking rehearsal and performance space. This will both address facility needs and ensure that Boston's Theater District continues to be a thriving cultural destination for local residents and visitors.

Sincerely,



Josiah A. Spaulding, Jr.  
President & CEO  
Boch Center

March 28, 2017

Mr. Gary Uter  
Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

Dear Mr. Uter:

I am writing to lend our voice in support of the proposed Seaport Square project. We have been in business here at Row 34 for almost 4 years and have seen numerous changes take place in the Seaport. We are very pleased to see a developer as thoughtful as WS propose changes to the Seaport Square project that will make significant improvements to the pedestrian environment along Congress Street and many others. A lot of Row 34's guests come in before or after supporting Fort Point/Seaport businesses i.e. ICA, Blue Hills Pavilion, Lawn on D, etc. Having a pedestrian-oriented route to take guests to popular Fort Point/Seaport businesses from Row 34 (and vice versa) would be fantastic for both our restaurant as well as the community!

We are especially pleased to see the previously proposed vehicular bridge over Congress Street just east of our restaurant replaced with a beautiful pedestrian promenade that will add street life and vitality to this entire district. We find on average 60% of our covers are walk-in guests as opposed to guests with reservations. In fact, a majority of our lunch guests are walk-ins from neighboring businesses and residences. Even many of our staff members ride their bikes or walk to work in place of driving. With so many of our guests and staff walking and bicycling to get to Row 34, we appreciate everything WS is doing to create a truly pedestrian-oriented and bicycle-friendly environment in the Seaport.

We also appreciate the additional residential and innovation uses that are proposed, as these new residents and employees alike will help to support an even more robust and vibrant dining, cultural, and retail scene in the Seaport.

Thank you for taking the time to consider our comments. Please move this project forward!

Garrett Harker  
&  
The Row 34 Management Staff





Massachusetts Port Authority  
One Harborside Drive, Suite 200S  
East Boston, MA 02128-2909  
Telephone (617) 568-5000  
www.massport.com

BRA

'17 MAR 31 PM2:49:52

March 28, 2017

Secretary Matthew A. Beaton  
**Executive Office of Energy and Environmental Affairs (EEA)**  
Attn: MEPA Office  
Alex Strysky, EEA No. 14255  
100 Cambridge Street, Suite 900  
Boston MA 02114

**RE: Seaport Square Notice of Project Change (EEA # 14255), South Boston, MA**

The Massachusetts Port Authority (Massport) is pleased to have the opportunity to review and provide comments on the *Notice of Project Change* (NPC) filed by Seaport Square Development Company, LLC (the Proponent) related to the updated Master Plan for Seaport Square in South Boston. As outlined in the NPC, and of particular interest to Massport, are the transportation changes associated with the updated Master Plan that reflects the addition of 1.2 million square feet (sf) of development for a new total of 7.7 million sf within the 23-acre development site. The number of planned housing units has also been increased by 700 for a new total of 3,200 units. The NPC states that daily adjusted vehicle trips have increased by 1,346 to a new adjusted total of 25,364 vehicle trips/day. The overall number of parking spaces has been reduced from 6,500 to 5,500. The maximum build height has increased by 30 feet to 270 feet (defined in accordance with Boston Zoning Code as the top of the structure of the last occupied floor).

As a major landowner in the South Boston Waterfront, and an abutter to Seaport Square, Massport has been actively involved in the design and construction of infrastructure and development projects in the area and we appreciate the opportunity to comment on this filing. As described below, the focus of our review is on (1) protecting critical transportation infrastructure and truck routes; (2) building heights; and (3) public realm improvements.

**Seaport Transportation - Truck Routes.** Seaport Boulevard/Northern Avenue is a critical designated truck route serving the Port of Boston, including South Boston facilities such as the Boston Fish Pier, the Raymond Flynn Marine Park, and Conley Terminal, as well as other industrial and commercial businesses in the area. Specifically, this route provides a direct connection to/from I-93 North and South. To ensure continued truck access and operational efficiency, the Seaport Square Project design and operations must avoid adverse impacts to traffic flow along this important route.

Massport supports the Proponent's proposal to make needed improvements to the streetscape along Seaport Boulevard. It is essential, however, to maintain the existing travel lane dimensions for truck transportation accommodations and to provide access for buses serving Cruiseport Boston and other destinations in the South Boston Waterfront. Specifically, on Seaport Boulevard, two dedicated through-lanes with a minimum 11-foot width must be maintained to accommodate truck traffic in both

directions. This configuration with two 11 foot lanes in either direction is also consistent with the 150 Seaport Boulevard project across from Seaport Square Parcel M, for which two 11 foot lanes were required on Seaport Boulevard.

Similarly, other streets within the Seaport Square development provide important vehicular connections for freight. In particular, B Street, East Service Road, and Boston Wharf Road all accommodate freight access to the interstate system. This NPC proposes modifications to the section of Boston Wharf to 10.5 foot lanes. Massport requests that 11-foot travel lanes be maintained to accommodate freight vehicles; we believe there is suitable width for the 11-foot travel lanes.

**Seaport Transportation - Harbor Way.** Massport supports the Proponents' efforts to enhance the public realm, pedestrian and bicycle facilities through its development. However, the elimination of vehicular traffic on Harbor Way misses an opportunity to improve the street network for general traffic in the District. Furthermore, the proposed project changes will place added stress on an already busy D Street which is the only street connecting Summer Street with Seaport Boulevard / Northern Avenue. North-south connections were noted in the South Boston Waterfront Transportation Plan as one of the most important improvements for general traffic as well as for the public realm. Interior streets with vehicular access can serve an important role for pick up/drop off and service activity, reducing friction on critical freight connections. With the addition of approximately 1.7 million sf of development, it is unclear to Massport how that additional traffic will be accommodated with a reduction in north/south vehicular access.

**Transit Capacity.** Massport commends the proponent for encouraging public transit usage to limit the impacts of additional vehicle trips. The transit analysis shows that 88% of the project-generated trips will access the site via the Silver Line, however, the documentation for this assumption was not provided. In the 2023 Build Condition, the Seaport Square Project will have adverse impacts to the Silver Line operations: the Silver Line will exceed the planned capacity and the crush capacity during the morning and evening peak hours. To address the identified Silver Line transit capacity shortfall, Massport requests that the proponent be required to participate in funding additional capacity for the Silver Line and other transit services that serve the project site.

**Building Heights.** In coordination with the Federal Aviation Administration (FAA), Massport has prepared and widely circulated the *Logan Airspace Map* that defines the critical airspace around Boston Logan International Airport to protect the flight corridors in and out of the Airport (see attached map). Created by Massport, with input from airlines, pilots, city officials, and the FAA, it helps guide developers and regulatory authorities to safely build to maximum structure heights without compromising air travel safety. The map aids developers in their planning and assists the FAA in its review of individual projects to determine if they present a potential hazard to air navigation.

As noted above, the NPC describes an increase in the maximum building heights within the Seaport Square Area. The project building heights presented in the NPC are based on Boston Zoning Code rather than an elevation of the tallest building structure compared to elevation above mean sea level (AMSL – NAVD88). Accordingly, additional information on the proposed building heights using the *Logan Airspace Map* baseline is needed to determine if the Project is consistent with the Airspace Map.

Massport recommends that the Proponent coordinate closely with FAA and Massport during the remainder of the design process to ensure that individual building heights remain consistent with the *Logan Airspace Map* and also early in the construction phase, which is particularly important to

minimize the extent and duration of impacts of the crane(s) on the airspace. The Proponent will be required to submit multiple Form 7460s to the FAA, one for each permanent building and a separate filing for construction cranes.

**Noise.** As planning, design and construction advance, please be reminded that Seaport Square is proximate both to the working Port of Boston and aircraft overflights from Boston-Logan International Airport. We encourage you to consider adopting construction sound insulation measures that reflect the active commercial and industrial uses of both of these important regional transportation facilities.

Thank you again for your consideration of our comments. We look forward to continued collaboration as the Seaport Square Project proceeds. Please feel free to contact me at (617) 568-3524 or at [sdalzell@massport.com](mailto:sdalzell@massport.com) if you wish to discuss any of our comments.

Sincerely,

**Massachusetts Port Authority**



Stewart Dalzell, Deputy Director  
Environmental Planning and Permitting

Cc: J. Doolin, A. Hargens, L. Wieland, H. Morrison, L. Gilmore, F. Leo, M. Gove/Massport  
J. Curley/ Seaport Square Development Company, LLC  
D. Koh/City of Boston  
B. Golden/BPDA  
L. Rome/Epsilon Associates

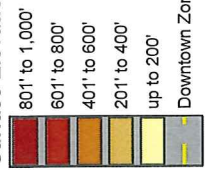
Enclosure: Logan Airspace Map



# Boston - Logan International Airport Composite of Critical Airspace Surfaces

## Legend

### Surface Elevations (MSL)



Dashed lines identify transition from "Flat" to "Sloping" surface.  
Contour Interval = 25 FT

## Notes:

1. This Composite Map is intended for informational and conceptual planning purposes only and does not represent actual survey data nor should it be used in the development of a FAA Form 7460. Massport does not certify the accuracy, information or title to the properties contained in this plan nor make any warranties of any kind, express or implied, in fact or by law, with respect to boundaries, easements, restrictions, claims, overlaps, or other encumbrances affecting such properties.
2. This Composite Map does not replace the FAA's 7460 review process. Consistency with the surfaces shown on this map does not ensure that the proposal will be acceptable to the FAA and air carriers. Massport reserves the right to re-assess, review and seek modifications to projects that may be consistent with this Composite Map but that through the FAA 7460 process are found to have unexpected impacts to Boston Logan's safety or efficiency.
3. Surface elevations are referenced in feet Above Mean Sea Level (AMSL - NAVD88)

## COMPOSITE MAP PARAMETERS

SURFACE TYPES	RUNWAYS
CIRCLE-TO-LAND	ALL RUNWAYS (EXCEPT 14)
ICAO ONE ENGINE INOP	4R, 4L, 9, 14, 15R, 22L, 22R, 27, 33L
IFR STD DEPARTURE	4R, 9, 14, 15R, 22L, 22R, 27, 33L
IFR NON-STD DEPARTURE	4L
ILS APPROACH	4R, 15R, 22L, 27, 33L
ILS MISSED APPROACH	4R, 15R, 22L, 27, 33L
LOCALIZER APPROACH**	4R, 15R, 22L, 27, 33L
LNAP APPROACH**	4R, 15R, 22L, 27, 32, 33L
LNAP MISSED APPROACH	4R, 15R, 22L, 27, 32, 33L
PART 77 - STANDARD	EAST OF 4R/22L
PART 77 - VFR ONLY	WEST OF 4R/22L (N. OF DOWNTOWN)
VISIBILITY (CIRCLING)	ALL RUNWAYS (EXCEPT 14)
VISIBILITY (STRAIGHT-IN)	4R, 15R, 22L, 27, 32, 33L
VNAV APPROACH	4R, 15R, 27, 33L
VNAV MISSED APPROACH	4R, 15R, 27, 33L

\* - SEE 1400.000  
\*\* - ACCURACY FOR 71.1 MET DOWN



VERSION 2.0

December 2011







RAY STATA  
Chairman of the Board

March 24, 2017

Mr. Gary Uter  
Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston MA 02201

Dear Mr. Uter,

It is hard for me to imagine how Boston will retain its standing among America's top cities without an opera company. The Boston Lyric Opera can fill this role but it needs a facility. The proposed Seaport Square performing arts center is the way to get there and it is not clear there are alternatives.

It's not just about opera. Professionals want to live and work in a place that is rich in cultural amenities. The BSO and MFA are not enough to make Boston among the best cities to start up and expand businesses. A performing arts center for opera and other performing arts will fill a gap in Boston's cultural infrastructure.

A handwritten signature in black ink that reads "Ray Stata".

Ray Stata

**Meghan Jacoby, flute/piccolo**

180 Main Street Andover, MA 01810

March 27, 2017

To Whom it May Concern,

I am a professional musician in the Boston area and am writing today to show my support for a performing arts space in the Seaport Square development. As a flutist, I have performed for the past 13 years with many orchestras and chamber ensembles throughout Boston, including the Boston Lyric Opera. In one of our country's most creative and artistic cities, it is shocking that an opera house does not exist.

The creation of a beautiful performance space would make the Seaport development an exciting destination and one that would draw a huge audience per performance, creating more revenue/business for all the other shops and restaurants that are in the works for the area.

I hope to see the developers honor their original vision for this part of town.

Thank you.



Meghan Jacoby


Principal Flute, Symphony by the Sea

Flute/Piccolo, Cape Ann Symphony

Artistic Director, Music on the Hill

Flute Faculty, Phillips Academy Andover, Concord Academy, and Powers Music School



Maria J. Krokidas  


March 27, 2017

Boston Planning and Development Agency  
Attention: Gary Uter, Project Manager  
One City Hall Square  
Boston, MA 02201

Dear Mr. Uter:

I wish to comment on WS Development's ("WS") recent submission of Notice of Project Change in connection with its development of Seaport Square.

I am on the Board of the Boston Lyric Opera ("BLO"). I am also the Founder of the law firm Krokidas & Bluestein LLP which has had its' offices at 600 Atlantic Avenue for the last 15 years. Over this time, I have witnessed the development of the Seaport, first seeing from miles of parked cars; now miles of high rise steel and glass. I see nothing green or inviting despite billions of dollars of investment.

I see that WS wishes to abandon its permitted obligation to a 200,000 square foot parcel for a performing art center across from the convention center to add still more office retail and apartment space.

I wish to add my support for the performing art center. The BLO has demonstrated present need for a home and the capacity to raise funds and community support to build a center to meet its needs and those of other both large and small performing arts groups. The BLO is the community's premier opera company, has a history of organizing and promoting smaller opera groups, choral groups, actors, singers and musicians, working with all the city's higher education institutions. In addition, the BLO has sponsored educational activities and performances in the City's schools to introduce opera and theater to all children in all neighborhoods. Opera is for all ages and all groups.

The city needs an opera house that can be modern and affordable if Boston is to be a first class city attracting world travelers. Across from the Convention Center is an ideal location. The city does not need more apartments and offices in the seaport.

Boston Planning and Development Agency  
Attention: Gary Uter, Project Manager  
March 27, 2017  
Page 2

I urge the Boston Planning and Development Agency ("BPDA") to require WS to honor its' commitment to dedicate this space to a performing art center. It is a condition of its permitting. WS proposes instead to create scattered small sites for small arts venues. It proposes to choose which of these groups will be allowed access. WS is a shopping mall developer, not a performing arts expert. This proposal will result in no real benefit to the arts community. Small groups do not have the ability to fundraise or develop. The BLO performing art center will make space available to smaller groups and has the ability to make the center happen.

This is a moment for Boston to add art and cultural activities to the Seaport as well as world class architecture.

Sincerely,



Maria J. Krokidas

MJK/jb

cc: Esther Nelson, Executive Assistant to the General Director, Boston Lyric Opera

FA\0001\430848.1

AMELIA WELT KATZEN

40 Nonantum Street  
Newton, MA 02458



March 25, 2017

Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201  
Attn: Gary Uter, Project Manager

Re: Seaport Square Development

Dear Mr. Uter:

I am writing to express my support for the original mandate that Seaport Square include a performing arts and cultural center dedicated to non-profit use.

I am a subscriber and long-time supporter of the Boston Lyric Opera, which is one of Boston's cultural treasures. It is most distressing that a city like Boston, which is world-class in nearly every way, does not have a permanent home for its premier opera company.

In addition to the lack of a large enough performance space appropriate for BLO, the city also lacks high-quality performance space for other, smaller music, theatre and educational organizations. Development of the Seaport District provides a perfect opportunity to create a center that is flexible enough to accommodate many such organizations and contribute to the vibrancy of an exciting new neighborhood. The center, if thoughtfully designed, could itself become a destination for enjoying the Seaport, generating all kinds of collateral economic growth in the way of restaurants, shops, garages, galleries, coffee shops and bars.

Again, I urge you to maintain the requirement that a large performing arts and cultural center, dedicated to non-profit use, be included in the development of Seaport Square.

Thank you for this opportunity to provide you with my thoughts. Although I do not live in Boston, I have worked there for decades and continue to attend many cultural events in the city.

Sincerely,

  
Amelia Katzen



3/27/2017

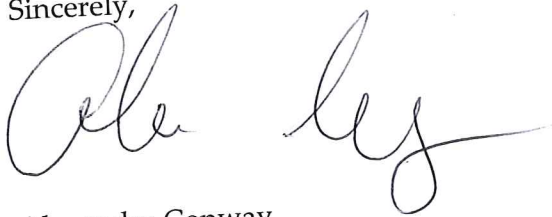
Alexandra Conway  
Freelance Flutist and Educator  
33 Harry Agganis Way 9781  
Boston, MA 02215

Mr. Gary Uter  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

**Dear Mr. Uter**

I am writing on behalf of myself and other young freelance musicians and music students to advocate for the allocation of space in the seaport development for a new Boston Opera House. The Boston Lyric Opera performs in substandard spaces and this has prevented their growth as an Opera Company of national and international reputation. Boston is the only major city in the United States without a dedicated opera space and it prevents the growth and development of a strong culture of opera in a city where culture is usually a strong focus. The Opera provides many employment opportunities from artistic to janitorial and secretarial. A performing venue of this size would also bring patrons to many local businesses and could attract other performing artists to this area of town. I hope you will stand by the original mandate and provide for the planning and construction of this vital cultural institution in Boston.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Alex Conway', written in black ink.

Alexandra Conway  
Freelance Flutist and Educator  
[www.alexconway.net](http://www.alexconway.net)

Dear Mr. Gary Uter,

It is essential that the Boston Planning and Development Agency remain committed to building a full-sized arts/performance space in the Seaport District. The original plan should not be set aside; the arts are such an important part of society and benefit us in countless ways. In times like these, when music and arts are the first to be cut from the budget, we must find opportunities to ensure that does not continue to happen. This is a great example of one such project that should not be reconsidered. Performing arts centers are integral in the education of youth by offering a creative space in which to learn. This center will provide numerous jobs and educational opportunities. It will also offer a space for other types of activities. A thriving performing arts center will not only produce many jobs – both in its construction and in its use – as well as encourage sales in neighboring businesses, but will also aid significantly in creating a positive, engaging community.

A handwritten signature in black ink, reading "Katrina Kwantes". The signature is fluid and cursive, with the first name "Katrina" and last name "Kwantes" clearly distinguishable.

Katrina Kwantes

St. Vincent Neighborhood Association  
South Boston, Massachusetts 02127

March 31, 2017

Dear Director Golden,  
The St. Vincent Lower End Neighborhood Association (SVLENA) would like to comment on the Notice of Project Change (NPC) for the Seaport Square project proposed by WS Development.  
The St. Vincent Neighborhood Association is representative of the varied and diverse neighborhood of the South Boston Waterfront today. Our current residents and neighbors as well as the newer residents that currently reside in South Boston can continue to be part of these workplaces with the efforts of programs such as HTC. The service industry is now a larger than ever component in our neighborhood. These new hotels, restaurants and other venues that are being built in the St. Vincent Neighborhood can surely benefit from the well-trained and educated workforce the HTC provides.  
We are, as the St. Vincent Neighborhood Association that encompasses the Seaport area, asking that WS Development enter into an Agreement similar to that at the aLoft and Element hotels in South Boston. That Agreement allowed for the BEST Hospitality Training Center (HTC) to work with the Developer and the South Boston community in targeting recruitment and training for the future on-site hotel jobs.  
We ask that WS select a hotel operator and engage with the South Boston community on this matter for the benefit of all South Boston residents.  
Sincerely,

Eleanor F. Kasper,  
President  
on behalf of the St. Vincent's Neighborhood Association

CC:  
Sara Myerson, Director of Planning  
Jonathan Greeley, Director of Development Review  
Trinh Nguyen, Director of OWD and OFE  
Gary Uter, Project Manager  
Senator Dorcena Forry  
Representative Nick Collins  
City Councilor At-Large Michael Flaherty  
Boston City Councilor Bill Linehan



Dear Mr. Uter,

I fully support the construction of a performing arts center in Seaport Square. I live and work in the Boston area and I am an artist, and I greatly value the availability of art and art spaces in the city. The arts are important both socially and economically, and need space + opportunity to flourish.

Sincerely,  
Kate Feldman

Mr. Uter-

Performance venues make it possible for performing arts organizations to do the work that makes Boston the cultural hot spot it is - but we are running out of spaces and losing favor among the talented young people who look elsewhere after graduating the city's esteemed colleges. Please be a part of the solution; support a performing arts venue in the Seaport District. You'll be glad you did.

MD Holen



March 13, 2017

Dear Director Golden:

The Julie's Family Learning Program (Julie's) has had a long and beneficial partnership with the BEST Hospitality Training Center. We work to stabilize and empower women to transition into job training programs and employment. The Founder of Julie's, Sr. Louise Kearns, SND, is an active member of the Board of BEST.

Our clients have benefited in the past from partnerships established by BEST with the operators of new hotels such as Aloft and Element Hotels in South Boston. We are acutely aware of impending developments in and bordering South Boston. We strongly support the efforts of BEST to secure partnership agreements with the principals involved in the Seaport Square/WS Development Project with a clear plan on how this project will benefit women and men who are ready for training employment and a chance for economic security to support their families.

We ask your support to advance a partnership with the developers and selection of a hotel operator, who will work with BEST, prior to the approval of this Notice of Project Change by WS Development.

Sincerely,

A handwritten signature in cursive script that reads "Robert D. Monahan".

Robert D. Monahan  
Executive Director





*By hand delivery and email*

March 23, 2017

Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201  
Attn: Jonathan Greeley

Re: Seaport Square  
Notice of Project Change dated February 7, 2017 (the "NPC")

Ladies and Gentlemen:

The undersigned Fan Pier Development LLC and Fan Pier Owners Corporation together own all of the public realm in the Fan Pier development, located directly across Northern Avenue from the Seaport Square project (the "Project"). We are writing to express our concern regarding the proposed substantial diminution of open space in the NPC Project (as defined in the NPC) by the reduction of Seaport Common (formerly known as Seaport Square Green) on Block F of the Project from approximately 1.25 acres to approximately 36,000 square feet (0.8 acres), and the introduction on Block F of an eight-story retail and office building.

We also note that the NPC's depictions of Harbor Way – a pedestrian path starting with steps at Summer Street, continuing through the L Blocks, across Seaport Boulevard and hypothetically over Fan Pier's Harbor Shore Drive to the harbor - are inaccurate. Harbor Shore Drive is constructed and in operation as street, a private way open to public travel, providing the only vehicular access to the Institute of Contemporary Art and the parking garage serving Fan Pier Parcels H and I (100 Northern Avenue). It will not be altered to become a pedestrian way. Therefore, Harbor Way will end at Seaport Common.

The 2010 Project, as defined in the NPC, envisioned the following on Block F:

At approximately 1.25 acres, Seaport Square Green is a multi-functional urban open space, similar in size to Boston's famous Copley Square. It stands at the intersection of the major urban axes of the area and acts as a focal point to adjacent developments. Parallel to Seaport Boulevard on one side, it connects to the Fan Pier Park on its other side, creating a continuous public space that reaches the waterfront and connects to the Harborwalk. (DPIR Page 5-54)

As originally presented, Block F was to be 1.25 acres of open space with only two small kiosks, one an MBTA headhouse and the other a small public/cultural park pavilion space, having a total buildout of 9,200 square feet. The size of Seaport Square Green, and its adjacency to the Fan

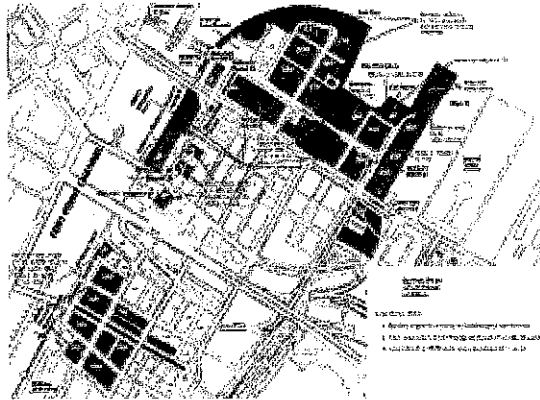
Pier Public Green, was an integral part of the planning for the Seaport District. The Secretary's Decision dated December 6, 2000 ("Decision") on the South Boston Municipal Harbor Plan ("SBMHP") cites this relationship. The following are representative examples:

- This Decision contains further conditions on the Fan Pier, Pier 4, and McCourt properties<sup>1</sup>, including significant further reductions in building heights and square footages, the maintenance or enlargement of Chapter 91 setback distances, ***and over an acre of additional public open space, as mandatory offsets.*** (Decision, Page 11)
- In providing offsetting public benefits for open space and height substitute measures on the McCourt properties, ***priority shall be given to enlarging the open space between the Public Green on the Fan Pier Cove and a potential new MBTA headhouse for the Silver Line.*** (Decision, Page 12)
- For new buildings within the MHP area that do not provide the amount of open space required under Chapter 91, a system of aggregated offsets will be used to provide viable, usable open space along and adjacent to Fort Point Channel, the McCourt properties . . (Decision, Page 12)
- A major factor in ***my decision to require a linked pair of expanded open spaces on the Fan Pier and McCourt project sites as offsets for substitute height provisions*** (described in more detail in Section VIII below) was the importance of ensuring compatibility with public transit and water transportation planning
- Remaining open space requirements for McCourt/Broderick Parcels "A", "B", "C", "D", and "F" shall be aggregated off-site on the McCourt Fan Pier Gateway Project property (as it is referred to in the MEPA ENF filing) at the ratio of 1.25:1. (In other words, when open space is aggregated out of jurisdiction, the resulting area shall be 25% greater than that required under the Waterways Regulations.) . . All open space aggregated outside the harbor planning area shall be located adjacent to lands subject to Chapter 91 jurisdiction ***and establish a visual connection to the waterfront. I would encourage strongly that the open space provided outside the harbor planning area be located adjacent to the Fan Pier Public Green*** (Decision, Page 51)

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<sup>1</sup> Now known as Seaport Square.

To emphasize this point, the following image is found on the webpage for the SBMHP on the CZM website:



These SBMHP provisions were relied upon in the Chapter 91 permitting of the Project.

In contrast, the NPC, without any discussion of this background or any acknowledgement of the open space reduction on Block F, simply announces that Block F is complete.

Block F is not complete. What exists on Block F today is the following:

- A **temporary**, 12,000 square foot, one-story Innovation Center, permitted and required, as an “Early Action Public Benefit,” by the Development Plan for Planned Development Area 78 (“PDA #78”) to be erected and used for an “Interim Period” of ten years. At the expiration of the Interim Period, Block F is to be dedicated to Open Space Uses.
- A **portion** of the open space, including the Massachusetts Fallen Heroes veteran’s memorial.

We note that the Third Amendment to PDA #78 contains internally inconsistent provisions regarding the future of the Innovation Center. As it relates to Block F, the Third Amendment states that the Proponent seeks approval to construct Seaport Square Green earlier than expected, and to include the Massachusetts Fallen Heroes veteran’s memorial. Section 3(i), regarding Block F, states that the MBTA headhouse need not be constructed “until after the Interim Period has expired and the Innovation Center has been removed.” Another section, amending Exhibit E, states that the Innovation Center and Innovation Uses are permitted during and after the Interim Period.<sup>2</sup>

Regardless of these PDA #78 amendments, the issue of the size of Seaport Common is directly presented in the NPC, which seeks approval for 1,700,000 more commercial space, and touts its

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<sup>2</sup> We note that Section 3(iv) of the Third Amendment amended Exhibit D of PDA #78 to increase the maximum buildout and height of buildings on Block F (exclusive of the Innovation Center), but that those changes were subsequently eliminated by the Fifth Amendment to PDA #78.



Boston Planning & Development Agency  
Attn: Jonathan Greeley  
March 23, 2017  
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open space as an offsetting benefit. It cannot be appropriate to provide less open space when asking for such a material increase in density.

We as developers of Fan Pier have little sympathy for the request to leave the Innovation Center in place, and to construct in addition an eight-story building on Block F, resulting in 121,000 square feet of development where only 9,200 is currently allowed. We were permitted a maximum density, and have lived with that limitation. We too built a temporary retail/restaurant structure – the Louis building, to enliven the Fan Pier site on an interim basis pending permanent development on its location. The permission we obtained for that temporary structure was also for ten years. We removed it to carry out the permitted final plan. The Innovation Center, like our Louis building, is not constructed of the quality materials expected for a permanent structure in such a prominent location. While the use of that building may have proved valuable, the use can find a home on the ground floor of a permanent building on another Block, perhaps on Block D. The use and the building are separate matters.

There can be no justification for the eight-story building proposed for the easterly side of Block F. It would substantially change the character of the open space, and no rationale can support this usurpation of open space.

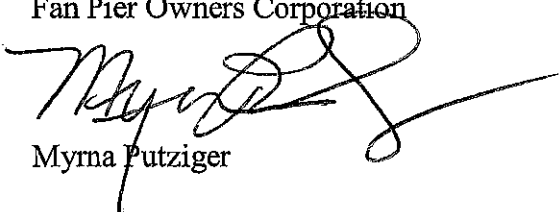
On a positive note, other than our comment regarding the termination of Harbor Way at Seaport Common, we are supportive of the proposed adjustments to create Harbor Way. We agree that the “Summer Street Steps” are an appropriate urban design solution for the grade transition from Summer Street to Congress Street.

We also suggest that the program changes requested in this NPC, particularly the increase in commercial space, require that even more focus be placed on the need for transportation enhancements of all kinds, including water transportation, shared shuttle buses, and construction of a replacement for the old Northern Avenue Bridge.

In summation, Block F should remain approximately 1.25 acres of open space, with only the MBTA headhouse and a single story park pavilion placed on Block F in a manner to allow Harbor Way to terminate gracefully in Seaport Common, which should align in width with Fan Pier’s Public Green as contemplated by the planning for these projects.

Very truly yours,

Fan Pier Development LLC  
Fan Pier Owners Corporation



Myrna Putziger

Boston Planning & Development Agency  
Attn: Jonathan Greeley  
March 23, 2017  
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cc: Richard McGuinness  
Joseph F. Fallon  
Linda C. Houston  
Terence Callahan  
Rob Seaman  
Gerry Ianetta  
David Nevins  
Alex Randall, Esquire  
Brian Awe, Esquire  
*All by email*

March 25, 2017

Mr. Gary Uter, Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston MA 02201

Dear Mr. Uter:

I am writing to encourage the City to require that Seaport Square include a performing arts and cultural center, as mandated. The original vision of the development was for a performing arts center of a size significant enough for local cultural organizations (opera, theater, music, dance, etc.) to take up permanent, long-term residence.

The performing arts industry, especially local non-profit producers like Boston Lyric Opera and others are vibrant job creators. The BLO alone provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs. Individual artists, craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries throughout Boston would benefit from a center like this. A performing arts and cultural center would also be an important education center for thousands of students.

The arts are essential to a vibrant city and would greatly enhance the Seaport district. The City has made this commitment to the arts and to the citizens of Boston and needs to live up to its promise.

Thank you for your attention to this important issue.



Abigail B. Mason  
72 Chestnut Street  
Boston, MA 02108





Gary Uter <gary.uter@boston.gov>

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## Seaport Square

3 messages

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Alex Blake [REDACTED]

Mon, Mar 20, 2017 at 1:23 PM

To: "gary.uter@boston.gov" <gary.uter@boston.gov>

March 20, 2017

Mr. Gary Uter

Project Manager

Boston Planning & Development Agency

One City Hall Plaza, 9<sup>th</sup> floor

Boston, MA 02201

Dear Gary:

I am writing on behalf of the Barking Crab Restaurant, one of the remaining longtime institutions of the South Boston Waterfront where residents and visitors can experience an authentic piece of Boston's maritime history. Long isolated on the edge of a sea of parked cars, we are now integrated into this growing contemporary Seaport neighborhood.

We have watched with interest as the portion of Seaport Square closest to us has materialized, and we are taking close note of what is now planned for the other half of this one-of-a-kind urban property.

WS Development has shared some of its early ideas about public spaces and connections and creating an identifiable sense of place, and we enthusiastically welcome these plans and the development that will accompany them. It appears that a lot of effort has gone into developing a prominent, memorable public space that will link the new blocks and buildings with the water and promote public access to the Harbor.

We understand that Boston is in need of a lot more housing, and even with the number of residences that are now opening we welcome plans for additional living spaces (and additional innovation office spaces) to the area.

We look forward to seeing more of the developer's vision for the Seaport and the start of new buildings as the remaining blocks fill in.

Sincerely,

**Alexandra B. Morris**

Director of Operations

The Barking Crab

[REDACTED]

[REDACTED]

[www.barkingcrab.com](http://www.barkingcrab.com)

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**Gary Uter** <gary.uter@boston.gov>

To: "Tsipis, Yanni" [REDACTED]

Mon, Mar 20, 2017 at 2:24 PM

[Quoted text hidden]

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**boston planning &  
development agency**

**Gary R Uter**

*Project Manager*

[617.918.4457](tel:617.918.4457) (o)

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

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)

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**Gary Uter** <gary.uter@boston.gov>

To: Alex Blake <[REDACTED]>

Mon, Mar 20, 2017 at 2:24 PM

Hi Alex,

Thank you for the email. I've forwarded it along to our internal staff and it will be included in the project file.

Regards,

Gary

[Quoted text hidden]

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**boston planning &  
development agency**

**Gary R Uter**

*Project Manager*

[617.918.4457](tel:617.918.4457) (o)

CAMERON SAWZIN, CELLIST

Mr. Gary Uter, Project Manager  
Boston Planning and Development Agency Boston City  
Hall  
Boston, MA 02201



Re. Seaport Square Notice of Project Change (NPC, 2/7/17)

Dear Mr. Uter:

Enclosed are my comments as a Seaport AIG member re:

The Seaport Square notice of Project Change (NPC) of February 7, 2017.

As a professional musician who has been involved with New England and Boston nonprofits for 30 years, I know there is a critical need and *market* for a large performance venue in the Boston Area. There are many larger performing arts organizations such as the Boston Ballet, Boston Lyric Opera, as well as commercial interests such as Broadway in Boston that would present more events if there was an 80,000 square foot venue available. Operation of an arts center would cost approximately 700,000 1,000,000 per year and at least two thirds of the cost of running it could be taken care of by these organizations alone. A key component of the Arts Center would be to combine two 40,000 square foot lots. The space should be on the ground floor to lower operating costs. The Center could be designed to be broken up into smaller venues which could both be used concurrently by smaller arts and community groups. It would be useful to gather a list of larger performing arts organizations and have conversations with them to get an idea of interest and budget for the Arts Center.

Another aspect of the space would be an art gallery, and rehearsal and teaching spaces for the educational component of the Arts Center.

I teach a few days a week at the Munroe Center for the Arts in Lexington. At Munroe, there are several other organizations ArtSpan, the Dance in, Lexington Music School and the Lexington Players Theater group. All of these organizations pay rent to the Munroe, including the studio private teachers who have to teach and perform at a high level to be invited to join the Lexington Music School faculty.

It would be to the benefit of WS Development to consider this proposal because very desirable foot traffic could be brought to the restaurants and other Seaport venues, including the new residential projects. Having a major arts venue in the Seaport would be a huge selling point for the residents looking to buy these units and make them more desirable. These new residents would also support the Arts Center, send their children there for music education and attend arts events. Office and residential units could be on the upper floors of the Arts Center “Arts Row” or whatever catchy branding the residences would have. The Arts Center could be a logical part of the new vibrant and creative identity of the Seaport and continue all important community building so important to a new neighborhood.

There would have to be an endowment as a partner to help cover the cost of the project and I believe this would not be hard to create. We all know arts generate economic investment and jobs. Restaurant and retail workers, musicians, artists, technicians, engineers, construction workers and workers in countless supporting industries through Boston would benefit from a new center like this.

My other comments involve the loss of the Seaport Hill park, as the new proposal is too small for many of the activities families moving to the area would want available. The surrounding buildings are now much larger and Harbor Way is buried with large buildings all around it. We may not have the



room for the next Manhattan “High Line”, but I think we can do better. There are many new residences, coming to the Seaport, One Seaport Square, M Block, WaterMark, etc.) When these young residents have families, they will leave the Seaport if schools, parks and libraries are not there for their kids. I see this pattern in Fort Point already.

I am also concerned about the loss of any affordable housing in the district. We want a good cross section of residents in the Seaport, and many current long time Fort Point residents can no longer afford to live here. It’s great to help fund a Senior Center and other projects, but this has been a pattern for many years with affordable housing shunted off to other districts.

We have a huge opportunity here and a talented developer who is willing to listen to a very active and passionate community. As Jack Hart was fond of saying, “We only have one chance to get this right”

Sincerely,

Cameron Sawzin

March 25, 2017

Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor, Boston, MA 02127

Dear Director Golden:

This letter refers to the major improvements of Seaport Square, as described at the meeting on Wednesday, March 13, 2017

I am an appointed member of the Study group for the proposed Seaport Square development and along with my full support for the project I wish to call your attention to two comments I have.

One refers to a great suggestion, by fellow member Donna Brown, noting that she suggested a design-connection that would physically and culturally link the Seaport Square with the unique character of residential South Boston. She expressed it well at the meeting and I would like to explore with my thoughts on her observations.

I was born and raised in Southie lived here for the first 28 years of my life ... and have had the pleasure of moving back as a full time resident in the early 1990s. Donna is a longtime South Boston resident and needless to say we both have a love for the area. And we recognize and have pride in the special uniqueness of South Boston's character.

I am a professional artist ... and since its inception 14 years ago I have been the executive director of the South Boston Arts Association.

It would be interesting if a building (perhaps the general administration building) could carry through the design lines of ... say ... a three or four decker. Most in Southie have a certain look ... a combination of a solid workaday past and the care of a prideful present day homeowner.

The second thought I have concerns the very laudable plans for service jobs for South Boston residents.

And I rely on my experience as a former tenant from December 1, 2001 through 2005). at 300 Seaport Avenue ...directly across the avenue from the Seaport Hotel.

Just a few months after we opened the gallery ... the T shut down the bus program from South Boston and introduced the Silver Line. This 'new' service does not reach into South Boston residential community. It runs along Summer Street to First Street. As a result we lost all contact with our South Boston patrons.

The Seaport Square proposal that includes jobs for South Boston residents should make every effort to have a frequent and reliable transportation program to compliment the 'jobs' intention for the Seaport Square.

Thank you for the opportunity to serve.

Respectfully,

Dan McCole  
516 East Second Street, South Boston, MA 02127





365 West Broadway  
South Boston, MA 02127  
tel: 617.268.9610  
fax: 617.268.4813

March 27, 2017

Gary Uter

BPDA

City Hall, 9<sup>th</sup> Floor

Boston, MA 02110

Dear Mr. Uter:

Please accept this comment letter regarding the Seaport Square Project. The changes proposed by the developer offer significant public realm design improvements. While the original plan provided a large public open space, the change in grade made the space less accessible to the public than the new plan. The connection to Summer Street will provide a great opportunity for Seaport Square to become part of the existing South Boston neighborhood and will create a new link to the Waterfront.

As a member of the IAG, a neighborhood resident, and the Executive Director of South Boston Neighborhood Development Corporation, I have the following comments:

**Affordable Housing:** I strongly support the increase in residential units. With that increase in the total number of units, the developer should increase the percentage of affordable units to more than just 15%. All affordable units should stay in Seaport Square.

There are many neighborhood amenities still needed at Seaport Square and the South Boston Waterfront; including:

**Transportation:** make shuttles and ferries open to the public and cheaper

A Grocery Store is needed as soon as possible.

Civic/Community Space: The proposal includes many worthy ideas, but the development team needs to determine how to make them a reality. Residents, as well as members of the arts community, should continue to be involved in the planning of the uses of each building.

Make the Harbor Square space feel public, maybe adding a fountain or sculpture.

Community center with an arts focus and/or fitness programming: It should be a true community center for this new neighborhood, with very low-cost and free programs. Other Boston Community Centers provide youth and adult programs that include swimming lessons, exercise and sports, computer training, cooking, etc. At Seaport Square, the focus could be arts, with theater/performance space that is inexpensive.

The civic space should include a Library or additional public safety locations, such as Police/Fire stations.

General comments:

Cohesive design, more brick

More signage directing people to and within the South Boston Waterfront

More homeownership

Improve the management of the inconveniences of construction.

Mitigation funds transportation, public accommodation.

Plan for public uses during the winter months, so the space doesn't become deserted.

Thank you for this opportunity to comment on the Seaport Square project.

Sincerely,

  
Donna Brown

Executive Director





March 27, 2017

Mr. Brian P. Golden  
Director  
Boston Planning and Development Authority  
One City Hall Square Boston, MA 02201

*Via postal mail and email (brian.golden@boston.gov)*

Dear Mr. Golden,

We are grateful for the opportunity to comment on the *Notice of Project Change* filed by WS Development for the Seaport Square Development, and to express our support to maintain the City's earlier commitment towards a 200,000-250,000 gross square feet performance facility.

While Boston is fortunate to have a number of theaters, none is ultimately suitable for opera, and, most important, none is dedicated to non-profit area producers, such as the Boston Lyric Opera. The Boston Foundation Study "How Boston and Other American Cities Support and Sustain the Arts", published in January 2016, highlights Boston's arts organizations struggle with appropriate and affordable facilities, particularly amidst prevailing high commercial costs. The Study also emphasizes a missing stratum of mid-size performance companies in Boston as compared to other American cities. Boston Lyric Opera is among those mid-size performing arts organizations, and one of the larger employers of area singers, musicians, and production professionals. Boston is proud to host one of the country's largest and most important symphony orchestras and museums, and a myriad of smaller cultural and performing organizations. The BSO and MFA would never have reached their full artistic potential without a home in which to grow. But a City's healthy cultural ecosystem supports a broad spectrum of organizations, from the larger to the smaller. Boston lacks a performance space where mid-size non-for-profit producers can reach their full artistic potential and a welcoming home for our larger community to engage in a wider spectrum of cultural activities.

Artistically vibrant and financially healthy arts organizations, such as opera companies, depend on a physically adequate, functional, and affordable home in which to perform, which also enables them to welcome the community. Resident companies are more than producers of shows. We support local artists, and provide extensive community and educational programs year round. We are proud to work with our community, our cultural partners, libraries, museums, teachers, and students.

In her recent book "Site and Sound" author Victoria Newhouse explores how successful performance spaces for the future are no longer expensive temples for the arts or outdated traditional theaters that smack of exclusivity, but rather flexible and transparent spaces, that reflect the City's openness to its diversified audience of the future. This is echoed in a recent national study "Building Better Arts Facilities – Lessons from a U.S. National Study" by Joanna Woronkiewicz, which also focuses on the importance of a performance facility's dedication to a non-profit operating structure, equally

highlighted in another recent study “Set in Stone – Building America’s New Generation of Arts Facilities,” by the Cultural Policy Center at the University of Chicago.

Boston has an opportunity to become a leading visionary for a performance facility of the future but it will take leadership from the City. Any developer will have to consider their economic advantage first but the benefit cultural facilities are not measured by profit alone.

200,000 gross square feet is an appropriate size for a performance space that can accommodate professional opera . A facility of that size can be designed to be inclusive of smaller organizations and neighborhood needs.

Sincerely,

Esther Nelson  
Stanford Calderwood General & Artistic Director

3/26/2017

Mr. Gary Uter, Project Manager  
Boston Planning and Development Agency Boston City Hall  
Boston, MA 02201

Please accept the following comments regarding Seaport Square's Notice of Project Change.

As a member of the Impact Advisory Group (IAG) I would like to thank the South Boston elected officials for nominating me to serve on this group. I take this nomination and the related feedback seriously. As a 20+ year resident/homeowner in the South Boston Waterfront I have a vested interest in seeing the area and Seaport Square in particular, deliver upon the promises and agreements that have been made over the course of two decades and hundreds of community meetings.

I was particularly heartened when a local developer, who employs many people I've worked with and respect, bought the development rights to what I believe will be our last best chance to put a heart into the South Boston Waterfront.

I will keep my comments as concise as possible. But before I do, a few words on the current process as it relates to this NPC and the reconstituted IAG.

The IAG has only met once. The Notice of Project Change is over 600 pages. Names of the members of the IAG have not been shared even amongst the group. Suffice to say the process at this point has been lacking for a project of this size and importance. It is imperative that this development be done right, but as currently construed the IAG seems more like a rubber stamp than real outreach and opinion gathering from the community.

For the past decade promises and agreements have been cast aside - the can kicked down the road until alas it has no place else to go but into the harbor. WS Development have entered the picture at a time when both emotions and stakes are high due to the missed opportunities over the past several years. With that being said I believe we as residents of the City of Boston deserve a better project than what has been put forward in this NPC.

Some highlights of the current NPC:

- A bridge that would have gone over Congress Street has been cut, replaced with stairs, resulting in a pedestrian only connection from Summer Street to Congress Street.
- A platform that would have served as a man made hill albeit with loading docks and other back of house uses below has been cut.
- An increase of 1.3 million square feet of development space has been proposed.

While some of the changes proposed, are in my opinion, positive for the community they are far and away more positive for the developer. The ability to cut construction costs while maximizing density is important to highlight as one would think that civic/ community benefits would be maintained or increased in this scenario. That however is not the case. In fact, the following previously agreed upon civic/community benefits have been **CUT** from the plan:

- Seaport Square Park has been replaced by a thin linear hardscape “promenade” that will be cast in shadow due to the increase in building massing
- 200,000+ square feet for a performing arts center
- A branch library
- Innovation space
- Recreational pocket parks
- Sculpture garden
- Educational facilities
- Community exhibition space

Due to the above - mentioned cuts, I hope the City and the elected officials withhold support of the current proposed NPC. **I would ask that the elected officials call for the following:**



- The restoration of Seaport Square Park with special attention to building massing so that the park is not cast in shadow as currently proposed. Wind studies should also be performed so the reconstituted park is not a wind tunnel. Without this type of attention to detail the area will not be successful.
- The immediate conveyance of District Hall to the City of Boston to become the South Boston Waterfront Library and the picking up of operating costs and renovation costs for a mutually agreed upon time.
- The restoration of all cultural and civic commitments from the Seaport Square Project Notification Form (PNF, 2008) and the Seaport Square Draft Environmental Impact Report (PIR/DEIR, 2008).
- As currently put forward the NPC only includes apartments and offers no opportunity for homeownership. This is a serious issue because without a counter-weight of invested residents, the area will continue to be at the mercy of major stakeholders. WS Development will control ALL of the retail in the 23 acre Seaport Square area as well as all of the retail in the adjoining 3.5 acre M1 & M2 development. They will join other large corporations, the MCCA, the Federal Courthouse, and MassPort in shaping the South Boston Waterfront. To date we have seen what this has delivered. Boston is a city of neighborhoods and we have seen the positive impact of engaged residents time and time again.
- Lastly, transportation is of utmost importance and would frankly require a separate letter to address the concerns that the current NPC puts forth.

Thank you for the opportunity to comment on the Seaport Square's Notice of Project Change. As mentioned, Seaport Square represents our last great chance for a project to realize the incredible opportunity to add to this already world-class City. To accept less would be an opportunity squandered.

Respectfully,

Gary R. Godinho

437 D Street  
Unit 2E  
Boston, MA 02210

3/25/17

Mr. Gary Uter, Project Manager  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201

Re. Seaport Square Notice of Project Change (2017)

Dear Mr. Uter:

I live and work, nearby, in the Fort Point neighborhood. I am on the current IAG, was also on the initial IAG for the Seaport Square Master Plan. As a neighbor, I have passed through the area described in the NPC, and I am glad that it is finally being developed. The current NPC has many significant changes from previous plans, including increasing the project by approximately 1.3 million square feet. My comments/suggestions/recommendations will be primarily about the cultural aspects of the Seaport Square project, with some comments about housing and open space.

**Cultural spaces:** Cultural space in the Seaport Square project should be at least 250,000 square feet. I like the idea of a cultural corridor, as proposed in the master plan having Seaport Square link the Fort Point neighborhood and the BCEC with the waterfront and the ICA. There should be one large multi-use Art Center/Community Center, along with several smaller exhibition/performance/art spaces at different locations throughout the project. I also like the idea of outdoor programming, not instead of interior art spaces, but to complement what is happening in the buildings.

My preference is to have a large Art Center/Community Center space in the N block, or the N and P blocks (125,000-200,000 sq. ft.). It would include multi-use spaces for visual and performing arts- large and small performance spaces, exhibition spaces, meeting rooms/classrooms, spaces that can be adapted for different activities. The Center could be shared with different large and small organizations. It could be used by arts groups from around Boston, and could also have a local neighborhood arts component. Many events would attract people from all around the Boston area, making it a city-wide destination for arts, yet also have a local flavor that could distinguish it from other performance/exhibition venues. It could also be a place for residents of the Seaport and Fort Point to have other activities, even if they are not art related. It would be a place for local residents and workers to gather along with visitors from the BCEC and Boston. The programming would be for daily use, not just special evening performances. It could be a very active space.

I am concerned about the process discussed in the NPC. The selection process will likely produce only a few organizations in a few small spaces around the project. I am concerned that identifying, and selecting groups that might want to share spaces or be part of a larger Art Center, will be much harder to accomplish through this process. Also, I am concerned that any arts spaces may not appear to be as financially attractive as other retail uses, and may be a lower priority. I would like to see a much more open public process.

**Housing:** Office and residential space both increased in this new plan, compared with older plans. I would like to see the housing square footage in this plan, increase at the same rate as office space. All affordable housing should be on-site. Also, there should be approximately 100 units of affordable artists live-work units included in the N block.

**Open Space:** Removing the interior streets in L block is an improvement from previous plans. Harbor Way is better for pedestrians, except for the street crossings. I am concerned about the elimination of a large park for recreation and exercise. There will still be a need for more open

space and parks in the Seaport Square Project. There should be more active open space that is not directly adjacent to buildings and entrances. Spaces like Q Park, Harbor Square, and Seaport Common will not be enough in Seaport Square.

Conclusion: Seaport Square must be enhanced with more Cultural space, Housing, and Parks. I am looking forward to a new active, vibrant neighborhood.

George Vasquez  
249 A Street  
Boston, MA 02210

893 East 2nd Street  
Unit #9  
South Boston, MA 02127

March 27, 2017

Gary Uter  
Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

Dear Mr. Uter,

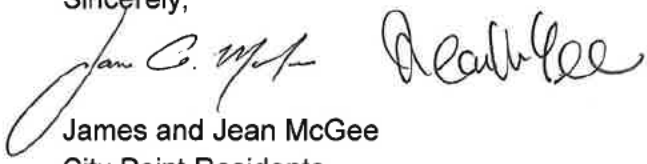
My wife and I recently purchased a home in South Boston because of the great quality of life in this neighborhood. As a community member, I have a deep interest in the impact that the Seaport Square redevelopment will have on the South Boston community. I attended the developer's Open House as well as both BPDA Community Meetings and appreciate the opportunity to comment. My wife and I were very excited to learn about the plans that WS has for the remaining Seaport development parcels and are pleased that a company with such experience with retail placemaking is now bringing that expertise to an area that needs a great deal of improvement in this regard.

We fully support all of the pedestrian amenities and public realm improvements that the project will provide and very much appreciate WS' focus on creating places for people and bicycles rather than instinctively building more roads and bridges as was planned some years ago. The "walk to the sea" concept is very well thought-out, and we believe this will be a major improvement for pedestrians who live and work in the area. We agree that the landscape palette of this promenade is appropriate for its setting and don't think that another green lawn area is what the area needs – there are many park areas already existing or planned in the immediate area and the hardscape palette proposed by WS will help to create a more active and vibrant pedestrian environment, which is what the area needs more than anything.

I do look forward to continuing to learn more about the specific design of buildings as the project moves forward, as it will be important to translate the concepts we have seen in the community meetings into the design of the individual buildings as well. I urge the BPDA to push for an accelerated delivery of the public realm improvements so that we and our neighbors can begin to enjoy the product of WS' work as soon as possible.

Thank you for counting our voices in support of this great project!

Sincerely,

The block contains two handwritten signatures in black ink. The first signature, on the left, is written in a cursive style and appears to read 'James C. McGee'. The second signature, on the right, is also in cursive and appears to read 'Jean McGee'. Both signatures are fluid and connected.

James and Jean McGee  
City Point Residents





Gary Uter <gary.uter@boston.gov>

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## Seaport Square public meeting

4 messages

Jane Papa [REDACTED]

Fri, Feb 17, 2017 at 10:27 AM

Reply-To: Jane Papa [REDACTED]

To: Gary.Uter@boston.gov, [REDACTED]

Dear Mr. Uter,

Thank you for last evening's well moderated meeting and the chance to learn first-hand about the proposed changes to the project.

I attended as a member of the arts community with a specific interest in the fate of the proposed performing arts center. I am an Overseer with Boston Lyric Opera, although my thoughts and reactions expressed herein are strictly my own, and I would like to share them with you.

The presentation was an extremely well organized and effective effort designed to convince the assembly of why WS Development should be allowed to make changes in the proposal that will greatly enhance the commercial value of its property. But the fact that just about everyone would find the visuals of the new plan far more attractive than the old plan should not obscure the fact that the proposed walkway does not give the area "a soul," nor does it create a "neighborhood." Those opportunities were lost a long time ago.

A real neighborhood would have a school, a library, places of worship, a community center of some sort. The first two were once expected but never materialized. The Catholic church is only being accommodated because the church owned more desirable land wanted by developers, so a swap was made. There isn't even a proper grocery store in the area, although people have been living there for quite awhile now. Your presenters made it sound as if the opening of CVS was some sort of accomplishment. A walkway will not change nor address in any way the absence of the essence of a neighborhood, nor does it convince me that such is a primary concern of the corporation.

An even greater issue is the question of what is good for the entire city of Boston rather than just for the residents and developers of Seaport Square. Despite what Mr. Tsipis believes there is a strong need in the city for venues of all scales that will accommodate the vibrant performing arts community that we are fortunate to have in our midst.

Boston is known internationally as the home of a first-class art museum and a first-class symphony orchestra. It is no coincidence that both the Museum of Fine Arts and the Boston Symphony perform their magic in outstanding facilities. Boston once had an opera house of similar stature (1909-1957) but it met a wretched end in a move that to this day smacks of politics to many in the

community. All of those institutions were built through private philanthropy at a time when many people of wealth believed their legacy should be one of providing cultural continuity into the infinite future. We must acknowledge that times have changed greatly, and any new construction of such importance would have to be supported in some other way, one that certainly involves city government.

Further thoughts - the pattern of change in the world around us is often compared to a pendulum swinging back and forth between extremes, seeking to find a middle ground. As a retired lifetime educator of 37 years' experience, I see how that description fits the fate of the arts curriculum in our public schools. We have spent an entire generation moving away from a position that used to be a standard, namely providing a quality arts education to all of our students, and this supposedly because the value of arts in education can't easily be quantified and measured. Only recently have we begun to recognize the failure of teach-to-the-test basic skills-focused programs to educate students to their full potential for living a fulfilling life and for contributing to society in a meaningful way. The pendulum has begun to swing back toward an integrated curriculum, one in which the arts play a vital role.

In a parallel situation, this community has spent more than a generation allowing performing arts facilities to be shut down and razed (add two recent near-misses to the mix), to be replaced primarily by places of commerce, supposedly because there were more such performances spaces than we needed. Now we find the growing thirst for arts experiences is often left unmet, not for lack of talent, interest, or will, but for lack of suitable locales and venues. Now is the time for *that* pendulum to begin swinging back the other way, back toward housing our performing arts in venues where they can flourish and grow and play the vital role in our lives that they are meant to.

If not in Seaport Square, then WHERE?

Sincerely,

Jane Pisciotoli Papa

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**Gary Uter** <gary.uter@boston.gov>

Fri, Feb 17, 2017 at 1:53 PM

To: "Tsipis, Yanni" <[REDACTED]>

[Quoted text hidden]

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**boston planning &  
development agency**

**Gary R Uter**

*Project Manager*

617.918.4457 (o)



Fort Point Arts Community  
300 Summer Street, Lower Level  
Boston, MA 02210

March 28, 2017

Mayor Martin J. Walsh  
Boston City Hall  
1 City Hall Square  
Boston, MA 02109  
[mayor@boston.gov](mailto:mayor@boston.gov)

Dear Mayor Walsh,

The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments regarding the proposed project as outlined in the Seaport Square Notice of Project Change dated February 7, 2017, and submitted by Seaport Square Development Company LLC, an affiliate of WS Development Associates LLC.

As a core stakeholder in the Fort Point neighborhood for over 37 years, FPAC has seen much change as the real estate cycle has ebbed and flowed in the Seaport. We are fortunate as an organization to have weathered this change and remain the largest neighborhood-based membership organization in Fort Point. FPAC not only represents artists from the local community, but also grown to be a conduit for artists from across the city to access opportunities in the growing Fort Point/ Seaport neighborhood.

A long-standing organization with a broad vision for the future of arts and culture in our neighborhood, FPAC understands that the development of Seaport Square represents a new chapter in the Seaport and Fort Point history that is full of potential. To this end, we believe it is critical that the vision of a significant destination arts and cultural use (200,000sf identified in the original 2010 project plan) not only be maintained, but also be planned in a holistic and fiscally and programmatically sustainable way.

The substantive changes proposed to the project should be matched with an equally weighted and proportionate increase in mitigation efforts. The proposed 1.4 million square foot increase in density, paired with a reduction of 1,000 parking spaces, represents an immense change to the original project plan. This 15% reduction in the number of parking spaces is technically a 71% reduction in the parking ratio (from 1 space/ 1000sf to 1 space/ 1400sf) for the project, and will have significant impact on the overall quality of life for the Seaport, Fort Point, and the whole of South Boston and Downtown, if not paired with commensurate improvements to transportation infrastructure in the area. We concur with other neighborhood groups advocating that this issue be addressed in a tangible way through improved public transit and not private shuttle or transport systems.



Some of the proposed project changes, such as the repositioning of the previously planned park space from the Summer Street level to the level of the Seaport public realm will help to integrate the project with the surrounding neighborhood, are welcomed from the standpoint of good urban design and placemaking strategies. We hope that the size and nature of the newly configured park be further developed to provide an equitable sized space to that originally envisioned, and to ensure a quality of design and programming supportive of a vibrant, world-class neighborhood.

Our specific comments regarding the project, and in particular the arts, cultural and public spaces are as follows:

### **1. Arts & Cultural Space**

Boston, and Fort Point in particular, have a unique artistic and cultural character. The Seaport Square project is an opportunity to celebrate this remarkable history, and through meaningful investment, build an even more vibrant future for arts & culture in an area that currently is lacking in public, civic investment. Seaport Square is a project, if properly developed and designed, can be a unique bridge between the cultural activity in the historic Fort Point district, and the newer, cosmopolitan Seaport area. The cultural components are vital to the identity and the success of such an ambitious project.

#### *Multi-faceted vs. Single-user Solution*

The 2010 Seaport Square plan offers a broad notion for a 200,000sf arts facility. A single tenant of this size would be akin to a commercial arts institution such as Cirque du Soleil, Disney or similar. FPAC is not convinced that a single institution of this scale would best serve the neighborhood or the city, as it would be removed from the ethos of its art community, and would come with a pricing structure that would put access beyond the a vast number of residents, further emphasizing a feeling of exclusivity in the Seaport.

As an multi-faceted arts organization, FPAC membership spans a wide array of media and disciplines; music, dance, theatre, poetry, writing, pottery, painting, filmmaking, sculpture, photography, and many more. FPAC's 2013 strategic plan for an multi-use arts center in the neighborhood outlined a sustainable plan for one such facility, and received broad support from the community, city agencies and elected officials. As such, we seek to develop into all of our spaces, functionality and flexibility which can support this broad and diverse range of cultural uses. For these reasons, as a community, we would generally support a culture facility that is a multi-destination, multi-disciplinary venue which can support an array of programming, over a single large venue with limited flexibility.

#### *Financial Accessibility beyond Seaport Residents*



Central to the concept of Seaport Square as a beacon of cultural activity is the accessibility of the programming to the public; FPAC supports uses which are financially accessible to audiences and art-goers of all socioeconomic backgrounds. Careful and thoughtful market analysis of intended programming uses should be measured against accessibility which the Mayor's Office of Arts and Culture has established as a critical metric in the Boston Creates Cultural Plan.

#### *FPAC Partnerships with Community Arts Organizations*

For nearly forty years, FPAC has been developing unique cultural programming for Boston. The cultural identity of Seaport Square should build on and amplify, in partnership with FPAC and others, the unique cultural character of Boston, rather than importing cultural activity as an attraction which is disconnected from local arts activity. FPAC has relationships with several member and partner arts organizations (Mobius, Illuminus, Fort Point Theater Channel, GloveBox, AgX Film Collective and the Photographic Resource Center) that would benefit from access to affordable space and enliven the Seaport neighborhood. We have developed a collective vision of Fort Point and the Seaport as a cultural district, and intend to support the development and growth of this culture to keep pace with the rapid development of the Seaport and Fort Point so that the unique character of this neighborhood is amplified.

#### *Sustainability of Programming*

With the pressure on foundations and business leaders to support arts, culture, education and social services, FPAC steadfastly believes that the arts center component of the Seaport Square project must be largely self-sustaining, and that a new, bold strategic financial model must be crafted to address this. Multiple organizations within the neighborhood and across Boston, have increasingly been turning to new Seaport businesses for donations and sponsorships -- a funding model subject to the whims of donor fatigue and economic cycles, and fraught with competition for resources. Over the past two years, FPAC has been actively moving the organization toward a more fiscally sustainable model, with diverse revenue sources, and we firmly believe that such a strategy is needed for long-term success of the Seaport Square arts and cultural programs and resources.

In Midway Artist Studios, FPAC has a financially proven and culturally active sustainable model that has components, in partnership with FPAC, which could be applied to such a development. Additionally, other models such as a percent for art or common area contributions should be explored as possible methods for sustaining programming. FPAC, has met with our development partners and our design partners, and have a range of ideas on how a sustainable solution could be crafted for the WS arts space. We have had initial conversations with WS development and look forward to continuing to work toward a possible holistic and sustainable solution to the arts component of the Seaport Square project.





## **2. Affordable Housing**

Seaport Square seeks to be a thriving destination for arts and culture, shopping and retail for both local city dwellers and visitors from afar. Seaport Square is all at once an ambassador to visitors coming to the convention center, and an opportunity to create a neighborhood of its own.

### *Affordability for a Balanced Community*

FPAC supports the development of inclusionary on-site affordable housing, in order to promote a diverse and well-balanced community. Many Seaport projects have been allowed to off-site affordable housing, promoting an economically imbalanced neighborhood, and we feel that the increased residential component at Seaport Square represent an opportunity to correct that imbalance.

### *Artist Housing & FPAC's Initiative*

Critical to any thriving cultural institution seeking to be representative of the unique character of both Boston and the local neighborhood, is to further grow the artist community that has historically called this neighborhood its home. Access to affordable housing is a critical problem facing Boston at the moment, and the effects have been hard-felt in the Fort Point / Seaport area where affordable artist live-work space in twenty warehouses gave way to developments branded as luxury and priced to match. In 2015, FPAC announced an artist housing initiative with a goal of creating 250 permanent units of artist housing over the next 10 years, starting by actively pursuing a near term goal of 80-100 units in the next 3 years. Increasing affordable housing in the Seaport is critical, and artist live-work space is a key way to achieve this while strengthening Fort Point as a vibrant cultural district, symbiotic with convention, restaurant and entertainment destination uses on the waterfront.

Affordable artist housing would complement the creation of a cultural facility, providing a user base and volunteer base, and would add a component of organic vitality to the vision of Seaport Square as a dynamic cultural destination. FPAC has a long history of developing artist housing & affordable housing in the Fort Point district, and can offer unique expertise in the development of further artist housing as part of a cultural vision for Seaport Square.

There is no doubt that the growth of commercial space is placing added pressure on the existing residential stock, and especially on our affordable artists live-work housing, as employees seek out more affordable options within a walking distance of work. FPAC looks forward to continued discussion with the City to move the development of affordable artist live-work space forward.



### 3. Public Space

The center of Seaport Square and adjoining pedestrian walkways provide a unique opportunity to support public art and provide for increased opportunity for a range of media. As a forum for both everyday activities and large scale events, Seaport Square's main outdoor space should be a prominent public park with a civic presence; the NPC use of the word "Courtyard" – a term for a constrained and wholly private space - diminishes its role as a part of the civic life of the city.

FPAC is supportive of the project's efforts to break the originally planned superblock up and to re-establishing a grade level public open space in place of the semi-private elevated park of the 2010 plan. This change removes awkward overpasses and ensures pedestrian circulation will activate the space on a regular basis. The proposed broad public steps connecting Summer Street with Congress Street offer opportunity for a range of passive and active uses that will complement the main park area.

While supportive of the general approach, it is questionable as to whether the size and nature of the newly configured park will support the desired range of activities in a meaningful way. We advocate that the public open space to provide an equitable sized space to that originally envisioned, and scaled to meet the increased density, and to ensure a quality of design and programming in support of a vibrant, world-class neighborhood. In order to ensure that the project's public spaces support envisioned programming, the design process should include input from arts organizations with experience in programming outdoor multimedia, public art and performance.

#### *Public Space Activation*

FPAC has long been activating both the Fort Point Channel and the Harborwalk with public art. In our most recent Open Studios event, there are three pieces installed along the Harborwalk, and two pieces installed in the Fort Point Channel as part of our Floating Art Program. Featured on CNN.com, the Boston Globe and Huffington Post, FPAC's Fall 2016 floating art piece, SOS (*Safety Orange Swimmers*) made news worldwide as it highlighted the global migration crisis.

We strongly hope that the WS Development will continue to work with FPAC to identify locations not only in the landscape areas, but also on building surfaces, where infrastructure could be provided to support a variety of ongoing public art installations (both temporary and permanent), performance, outdoor theatre, street performance, music that will contribute to the vision of Seaport Square as a cultural destination.

FPAC through our work with recent partnerships have broadened our public art programming, with events such as Electric Pilgrims, in partnership with the Urban Arts Program at Emerson College. We would be happy to work with the project team regarding location and specifications, a developing a long term plan for sustainable cultural activity for Seaport Square.



#### 4. Civic Uses

As part of the Seaport Square Development, the required civic uses are another opportunity for both community engagement, and programming that further reinforces the historic character of the Seaport / Fort Point area. A library and/or Seaport / Fort Point history center would be a complementary use, and would augment the development of meaningful permanent cultural facilities both through programming, and possible infrastructure. A design library that focuses on industrial technology, art and design, would dovetail in a deeply meaningful way, providing an educational benefit that would connect with the creation of the cultural programming already referenced.

This project represents an opportunity to fulfill the promise of the Seaport in a very significant canvas in the heart of the Seaport / Fort Point area. We wish to thank WS for engaging a dialogue with FPAC regarding the arts related component of the project and we look forward to continued discussions with the proponent, the City and Boston Planning and Development Agency in developing a sustainable destination for arts and culture. We look forward to working with the City and the neighborhood in maintaining Fort Point as a vibrant, creative community in which to live and work. Please feel free to contact us if you have any questions regarding our comments.

Cordially,

A handwritten signature in black ink, appearing to read 'J Mecca'.

Jennifer Mecca  
President, Fort Point Arts Community

A handwritten signature in black ink, appearing to read 'P. Raber Umphenour'.

Raber Umphenour  
Vice-President, Fort Point Arts Community

Cc:

Senator Linda Dorcena Forry, [Linda.DorcenaForry@masenate.gov](mailto:Linda.DorcenaForry@masenate.gov)

Representative Nick Collins, [Nick.Collins@mahouse.gov](mailto:Nick.Collins@mahouse.gov)

Councilor Wu, [Michelle.Wu@boston.gov](mailto:Michelle.Wu@boston.gov)

Councilor Pressley, [Ayanna.Pressley@boston.gov](mailto:Ayanna.Pressley@boston.gov)

Councilor Linehan, [Bill.Linehan@boston.gov](mailto:Bill.Linehan@boston.gov)

Commissioner of Arts & Culture, Julie Burros, [julie.burros@boston.gov](mailto:julie.burros@boston.gov)



Director Sheila Dillon, Chief of Housing & Director of Neighborhood Development,  
*sheila.dillon@boston.gov*

Chief of Policy, Joyce Linehan, *joyce.linehan@boston.gov*

Rich McGuinness, Deputy Director for Climate Change & Environmental Planning,  
*richard.mcguinness@boston.gov*

Director Golden, BPDA Director, *brian.golden@boston.gov*

Gary Uter, BPDA, *Gary.Uter@boston.gov*

Board of Directors, Fort Point Arts Community Inc., *fpacboard@fortpointarts.org*

To Whom It May Concern:

I am writing to express my support for WS Development's updated plan for the remaining development parcels in Seaport Square. I am a South Boston resident and I visit the Seaport often. I have enjoyed seeing the Seaport change over the last few years, especially through the addition of great new restaurants and activities.

I believe that the biggest challenge facing the Seaport today is car traffic. The roads can be congested at peak times, causing pollution and negatively impacting the neighborhood environment. I was pleased to learn that WS is proposing to reduce the number of parking spaces in the neighborhood as I think that this will discourage people from driving. Of course it is imperative to provide people with alternative means of transportation, such as biking and transit. I understand that WS plans to improve bike lanes in the neighborhood, which I strongly support. I would also like to see WS advocate for improved transit access in the neighborhood through amenities such as the shuttle service, ferry service, ride sharing, etc. Lastly, I think that changing Harbor Way from a vehicular road to a pedestrian path will be very beneficial in further discouraging driving as it will make the neighborhood more accessible by foot.

I hope that the BPDA will take these comments into consideration and will support WS's moves to reduce car traffic in the Seaport. I look forward to seeing these plans develop and witnessing the positive impacts on the neighborhood.

Regards,



Laura Keaney

South Boston Resident

## **A Brief History of the South Boston Waterfront and a Proposed Alternative Massing**

### **I. Early History**

The South Boston Waterfront is a Peninsular that has been primarily formed by filling of the land north of the original First Street. It is bounded by the Fort Point Channel on the west, the Boston Harbor on the north, and the Reserve Channel on the east. Originally it was developed as a warehousing and service area for the Downtown, and for expansion of the railways which carried freight to and from the city. From the 1700's to 1954, a series of land-fills out to the Pier and Bulkhead Line created the Peninsula's current shape. In the early 1900's, Summer Street was constructed as a large, elevated structure in order to allow the passage of multiple rail lines that connected the waterfront to the country south and west. The street is supported by the granite foundations of the warehouse buildings from the Fort Point Channel east to the Truss Bridge, which spanned the rails; it then returned to grade and gently sloped down into the right of way of the eastern portion of what was old Congress Street. Congress Street itself bridged Fort Point Channel and ran, at grade, across the land known as Commonwealth Flats, until it bridged the foot of the Reserve Channel, turned towards the south past the "Edison" Power Plant and continued on into the community as L Street. The central portion of Congress Street, beyond B Street was discontinued in 1900, to allow for the construction of elevated Summer Street and remained a type of "no man's land" until the development of the streets related to the South Boston Interchange as part of the Central Artery/Tunnel Project (CAT).

Prior to construction of the extension of I-90 (Mass Turnpike) and the Silverline, the area was very open and contained few buildings. These included the historic Wharf District and scattered structures such as the Rendering facility adjacent to the Viaduct structure, the A&P warehouse near B Street and the pier buildings: Commonwealth Pier (now the WTC); Fish Pier, with its frontal Icehouse; Anthony's Pier 4; Jimmy's waterfront restaurant; and the sprawling Fan Pier Railroad Facility complex. It was characterized by panoramic views of the city and the harbor, as well as the airport and the outer islands to the east. It uniquely housed 2 surface levels, one at the level of the seawalls along the north, east and west edges, the other at the higher grade of Summer Street.

The Peninsula was connected to the Downtown by bridges at Summer Street, Congress Street and Northern Avenue. At its eastern end, a single bridge over the foot of the Reserve Channel led to undeveloped and industrial areas before reaching the eastern residential area. Streets in the southern residential areas, which constituted the principal community, were not extended north to the industrial waterfront. D Street ended at Summer Street without crossing it. The northern portion, although aligned, was known as Ramp Street Extension. The Roadways that existed prior to the CAT are shown in *Fig. a*.



## II Construction of the CAT and Silverline

The Third Harbor Tunnel was conceived in the early 1960's but not funded until it was integrated with the reconstruction of I-93. The combined project was termed the Central Artery and Tunnel Project (CAT). It constructed an underground highway, in a tunnel, beneath the existing, over-utilized elevated road that ringed the city, and it rebuilt the complex intersection between I-93 and I-90 to allow for the extension of I-90, under Fort Point Channel, across South Boston and Boston Harbor, to Logan Airport. It also created a new intersection along the way, in the largely empty land of the Peninsula, known as the South Boston Interchange. This feature was intended to create access to and from the area for the purpose of its development into active uses and economic opportunities.

As part of the CAT's Mitigation program, a public transportation system was built in the form of a dedicated bus tunnel, called the Silverline. It runs in a tunnel from South Station which crosses under Fort Point Channel to Seaport Boulevard. It then shifts south and curves to run parallel to Congress Street to the station at The World Trade Center. From there a busway structure grades up to D Street, where vehicles cross at a signalized intersection. It then proceeds to Logan Airport via surface roadways that lead to the Ted Williams Tunnel, and to Local service routes. Three Stations were built: "Courthouse" (at Seaport Boulevard); "World Trade Center"; and the open-air "Silverline Way" located between D Street and the Massport Haul Road.

Another component of the CAT Project was the construction of a roadway to provide a Truck Route to the Port with minimal interaction or impact with the city's streets, now called the "Massport Haul Road". It begins well to the south at I-93 and runs in the historic 'rail-cut' that bypasses the residential community, west of and parallel to B Street. In the vicinity of Summer Street, the roadway is joined by various feeds from the tunnels, curves to the east under Summer Street and proceeds beyond Pump Station Road, curving to the north and terminating at Seaport Boulevard. This route is paralleled, for most of the way, by the one remaining railroad track (Track 61), maintaining the potential for rail access to the deep water Pier at the Reserve Channel.

The ramps built to access the tunnels required the creation of a number of surface streets that connected to existing streets, so as to achieve an overall pattern that met the traffic requirements generated by the envisioned development and general traffic, including trucks that serve the industrial uses of the harbor as well as servicing the District. Congress Street was extended from the western portion in the Fort Point area (where it had been terminated to allow for the construction of Summer Street), to D Street, and then continued through to reach Northern Avenue (Seaport Boulevard) near its eastern end. D Street was constructed to cross Summer Street, bridge the Haul Road and the Railroad, and connect to Seaport Boulevard. East and West Service Roads, and B Street were also constructed to get traffic to and from the Ramps into the I-90 Tunnel. Summer Street itself was demolished in order to construct the large underground tunnel boxes and then reconstructed to one block beyond D Street, rejoining the existing street after Pump Station Road.

Planning background and Urban Design discussions established a clear "grain" for the District, running north-south towards the water and maintaining these views as organizing principles for building development. The east-west building pattern understood to be an outgrowth of the 3 Primary streets: Seaport Boulevard, Congress Street; Summer Street. The concept of the "Public Realm" was articulated and served to help guide open space, water-edge access and streetscape design.

The results of this planning and construction have created the vital, growing "Seaport District" as an expansion of the Downtown. This waterfront location, now provided with substantial transportation access, has become extremely valuable, containing a mix of Office, Commercial and Residential uses in buildings that are distinctly urban and contemporary. Although it has altered views of the water and the space of the peninsula into a more contained form, it has generally preserved them through the configuration of the Streets. The complete transportation network of the District is depicted in *Fig. p-2* and a rendition of the Seaport, fully built-out, is depicted in *Fig. p-3*.

### III Current Status and Issues

The core area of the District (*Fig. p-4*), the portion that has been formed directly as a result of CAT and Silverline construction, is now largely built-out, or is in final planning and design prior to construction. The pieces to be built next, which are of enormous importance to shaping the public realm, are the Hotel and Garage to be developed on Massport property fronting Summer Street, and the last parcels (L; N; P) of the Seaport Square Project.

There are unresolved issues that will be affected by the actual design of those two projects.

#### Transportation:

T/D (Grade separation of Silverline at D Street) – coordinated with MPA Garage Construction: Under a program administered by “A Better City”, an experiment will soon be run that will equip Silverline vehicles with the ability to pre-empt the signal lights of the D Street intersection so as to maintain their optimal headway. If this results in traffic congestion that is disruptive to flow, Grade separation of the Silverline will be required. This is likely to be a longer term development, but can be greatly facilitated by the construction of the tunnel “box” under D Street, coordinated with the construction of the MPA Garage. This will avoid the need to relocate the street later after it has had both edges built and is functioning at a higher flow rate.

New Harbor Street Design and Operation - Reconsidered as an integrated part of the network:

The street needs to carry a part of the peak hour traffic that is coming and going to the Interstate. Without this added capacity, the Intersections along the major streets (Congress Street, D Street, B Street, Seaport Boulevard and potentially portions of Summer Street) will have a high probability of failure. This will include Silverline operations.

*The Seaport Square Project’s FEIR (EEA Number 14255) approval letter required that the Proponent undertake a detailed traffic study to identify impacts on the Silverline ridership capacity. Since that approval (August 13, 2010), additional projects have been proposed, including the expansion of the BCEC. The Secretary recommended that the study be conducted prior to occupancy of Phase 3 – the final phase. Occupancy can only occur after the conclusion of planning and design, the process that establish the specifics of the project. That time is now.*

#### Viewsheds and View Corridors:

1. Congress Street, view to Southeast: the BCEC Marquee and Summer Street, from the western portion of the street.
2. Congress Street, view to Northwest: the Downtown, from the central portion of the street.

*These issues are discussed at greater length in the following Section.*

#### IV. A Suggested Alternative Massing for Seaport Square Project, Parcels L, P and N

An alternative massing is proposed herein for the unbuilt and as yet undesignated portion of the Seaport Square Project – **Parcels L, P and N**. It is proposed to address certain aspects of the current Master Plan which, in this writer's opinion, are detrimental to the Public Realm. These concerns fall into two categories: Transportation and Viewsheds. A depiction of the Proposed Alternative is presented in *Fig. p-5*. It shows the placement of Building structures for these Parcels with respect to the surrounding streets, all of which, with the exception of New Harbor Street, are already built. The heights of these masses are conceptually portrayed in Figure y. A key limitation of height is made for the area north of Congress Street, for Parcels L-1 and L-4, while the assumption has been made that the Parcels to the south (P & N), are reshaped footprints, but still of the maxim height allowed.

First, the **Transportation** issues, which consist of two pieces of the overall network; they are physically unrelated, but each effects the overall performance of traffic. One is the grade-separation of the intersection of the Silverline and D Street; the second is the redesign of New Harbor Street so that it is integrated into the overall traffic network as opposed to the current design which envisions it as a local access street serving the adjacent Parcels.

The effort to evaluate the grade separation, and the effect this would have on Silverline operations is currently underway with the implementation of the first phase of a program outlined in the "Sustainable Transportation Plan for the South Boston Waterfront" created by the Agencies. This plan consists of establishing priority control of the traffic signals of the Intersection by the Silverline vehicles. They would always see green lights as they approached from the Busway, while creating red lights for the surface traffic. The initial application of the preemption was intentionally kept limited and yet did result in improved "Headway" time for the Silverline. After a sufficient test period and evaluations, decisions about the necessity to Grade Separate will be made by the Commonwealth. The writer believes that the negative impact on traffic flow will be significant, based on the trend seen in the study, and that this should lead to funding of the Grade Separation as an Infrastructure Project.

Consideration of the second issue, that of an integrated Harbor Street, is more complex; it could be modeled for the purpose of measuring the benefit and value, and establishing that it is achievable at low cost. Again, in this writer's opinion, the studies upon which the Secretary of the Environment gave approval to the proposed plan were not done so as to reflect the Benefits of a more integrated street – it measured its performance as laid out in the Master Plan, with limited vehicles turning from and to Summer Street, since it was viewed as a street that was internal to the project. It is useful to point out that, currently, there are no streets between the Fort Point Channel Bridge and D Street (a distance of about 2 miles) that allow traffic to connect between Summer Street and Congress Street. Melcher Street, which cars can navigate, but large trucks and buses cannot, does not provide any significant capacity for the move and is in fact discouraged so as not to clog the local streets. This situation underscores the potential value of building New Harbor Street as one capable of providing real capacity. This would create a better overall distribution of the traffic coming from, or destined to enter, the Ramps of the I-90 Tunnel. Improved distribution will eventually be reflected in improved LOS (Level of Service) at the problematic intersections of the entire Interchange, those which were identified in the FEIR. The Secretary's approval also called for a re-evaluation of the Silverline operations and traffic conditions at the time of the last phase of development.

The **Viewshed** issues also are represented in 2 separate considerations; the Easterly and the Westerly directions.

**The Easterly Viewshed** is the result of the historical sequence of construction of these two major streets. The unique relationship can be seen by comparing the 2 maps shown in *Fig. h-1 and h-2*. Both are borrowed from the book “Gaining Ground” by Nancy Seashells (which also has an excellent history story of the early filling and development of Commonwealth Flats). The first map depicts the Plan of the South Boston Waterfront as of 1894, and shows Congress Street as running continuously from the Channel, across the “Flats” all the way to the Reserve Channel, where it turns southerly and is renamed “L Street”. The second map, dated 1906, shows Summer Street constructed from the Channel and graded up to a large bridge over the rail lines which run north to the waterfront from the southern rail track network. After this crossing, the roadway continues Easterly in the former right of way of Congress Street, but in an elevated position, until graded back to natural ground well to the east of D Street. Then the street continues in the old Right of Way up to the bend near the Reserve Channel. Congress Street itself is shown closed and abandoned, just east of A Street, to allow for the passing of the rail lines.

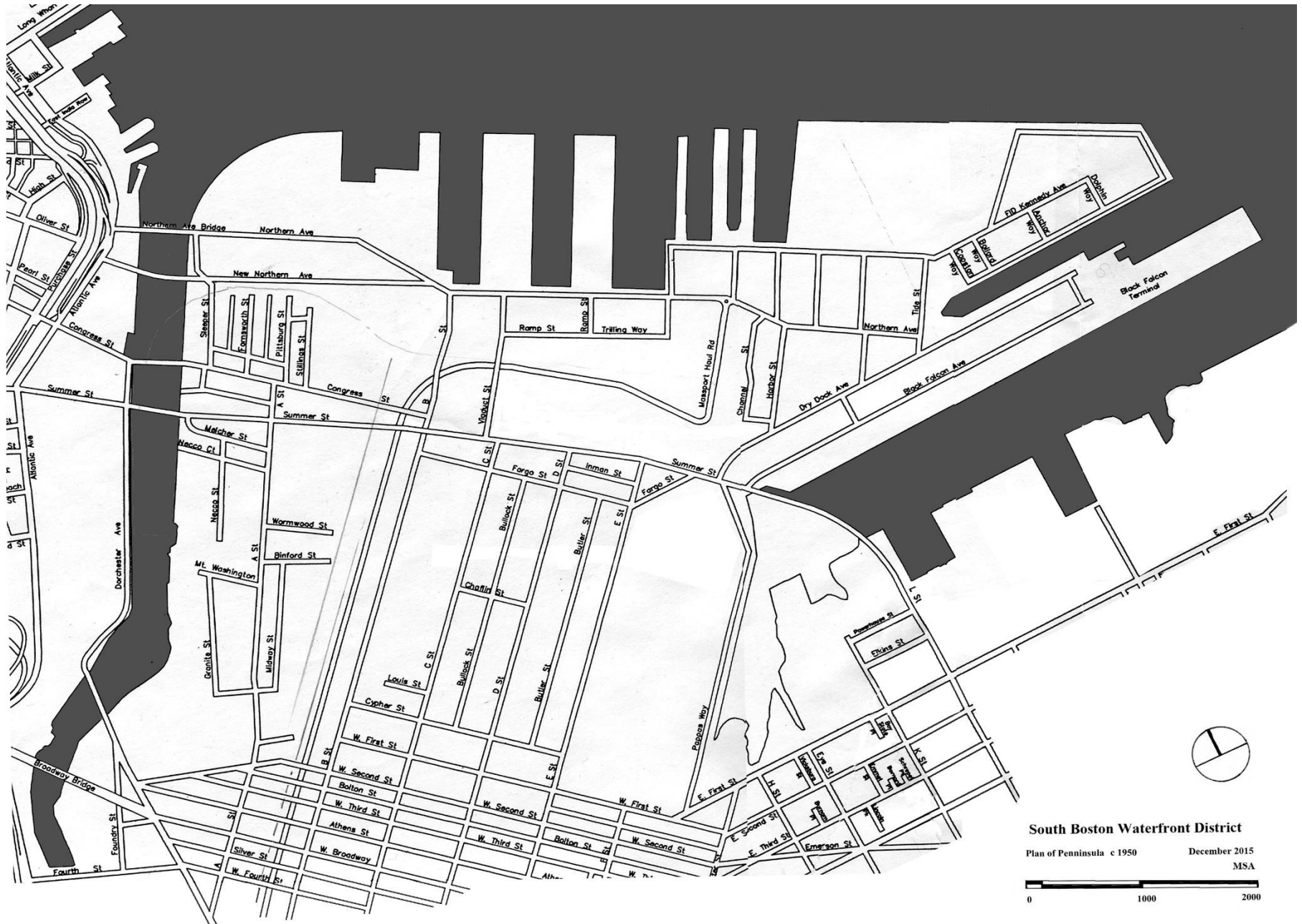
As a result of this history, the viewshed on Congress Street, looking Easterly, continues through to Summer Street, although partially blocked by Ventilation Building Number 5, constructed by the CAT Project. The currently proposed massing of the Seaport Square Project fully blocks this view. Both the history and the dynamism of the intersecting space will be lost and the Public Realm will be poorer. The Proposed Alternative Massing allows the retention of the spatial connection and sets the stage for a unique urban location. It may result in some reduction of square footage of the buildings, but gains significance as a place. The resulting view shed is depicted in *Fig. v-1*, the viewshed resulting from the current Master Plan Massing is depicted in *Fig. v-2*. See *Fig. ep-1* and *ep-2* for existing views Easterly on Congress Street.

**The Westerly Viewshed** is also affected by the massing currently depicted in the development of the Project Master Plan. If Parcels L-1 and L-4 are built to the maximum allowed height, the entire view of the downtown Towers will be gone. *Fig. v-3* depicts the resulting viewshed in yellow and the viewshed resulting from the current master Plan Massing is shown in *Fig. v-4*. The Street-space is formed by a sequence of buildings which effectively create a wall blocking the view to the downtown, and depriving the Public Realm of the value of the orientation that this vista provides. The Proposed Alternative Massing limits the heights on these two Parcels to be less than the heights of the historic buildings which currently line Summer Street to the west. This limitation allows views of the distant skyline to be retained. See *Fig. v-5, v-6 and v-7* for perspective representations of this issue. See *Fig. ep-3* for the existing view, westerly, on Congress Street.

The writer requests that the BSA Subcommittee on Urban Design engage these issues at the earliest time, given the rapid pace of development in the Seaport. They are issues which are usually discovered after they are created, after it is possible to alter them. The previous letter from the BSA Sub-Committee to the BRA was not taken into account, and this writer thinks that the BRA and the Mayor’s Office should be made aware of the potential losses and encouraged to reassess the current design.

*The writer, Martin Sokoloff, is a retired Architect and Urban Designer. He was a Consultant to Massport and worked on the coordination and layout of the South Boston Interchange of the CAT and on the Silverline and other matters related to the development of the District. He also consulted to the BCEC project on street layout and context and to the BRA on layout and Public Realm issues. As an avowed “Hobbyist” he maintains an on-going interest in the evolution of the Seaport.*

Fig. P-1: Roadways c. 1954



South Boston Waterfront District

Plan of Peninsula c 1950

December 2015

MSA

0 1000 2000

Fig. P-2: Completed Transportation Network

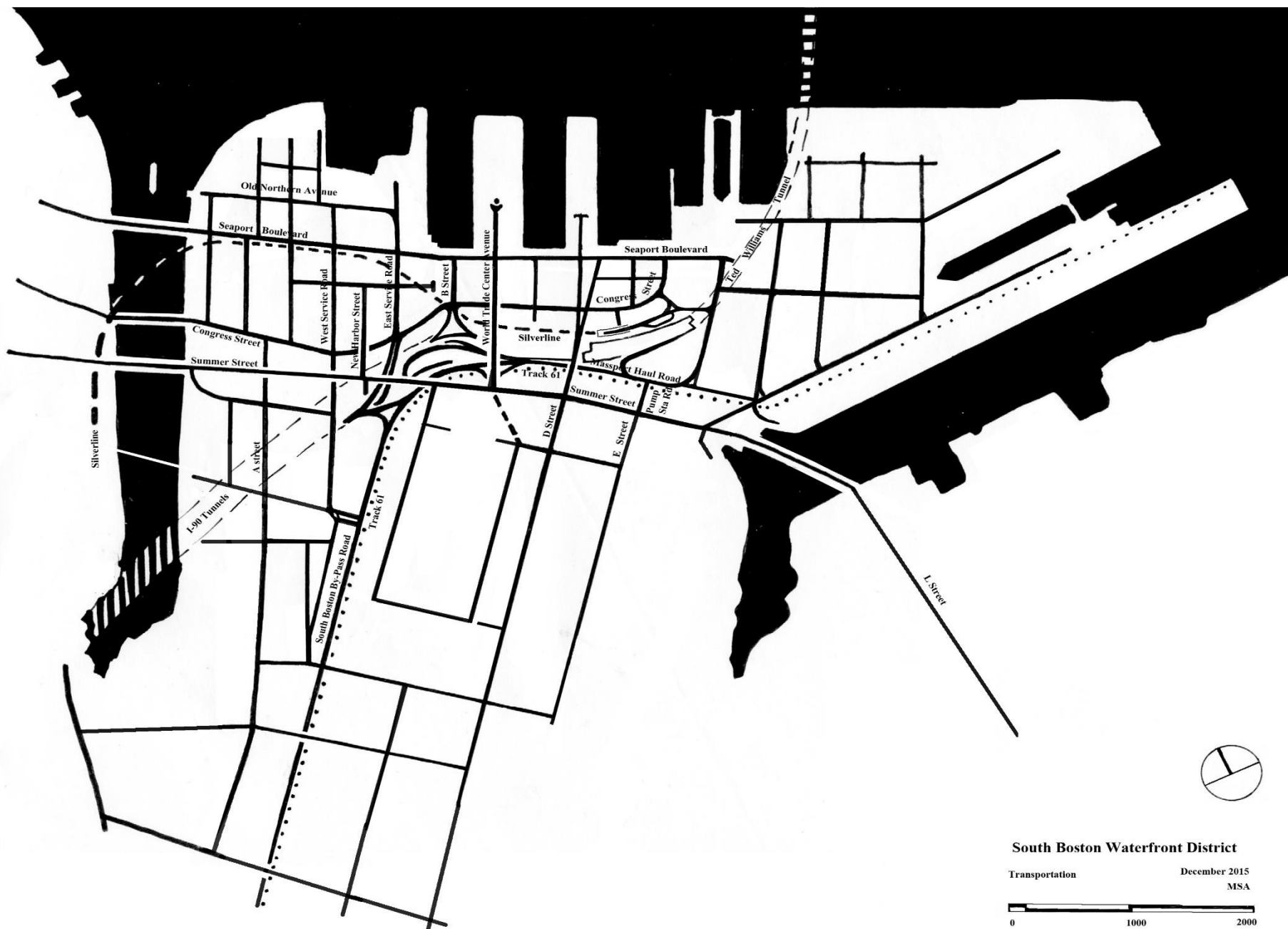




Fig. P-3: Illustrative Full Buildout with Alternative Massing

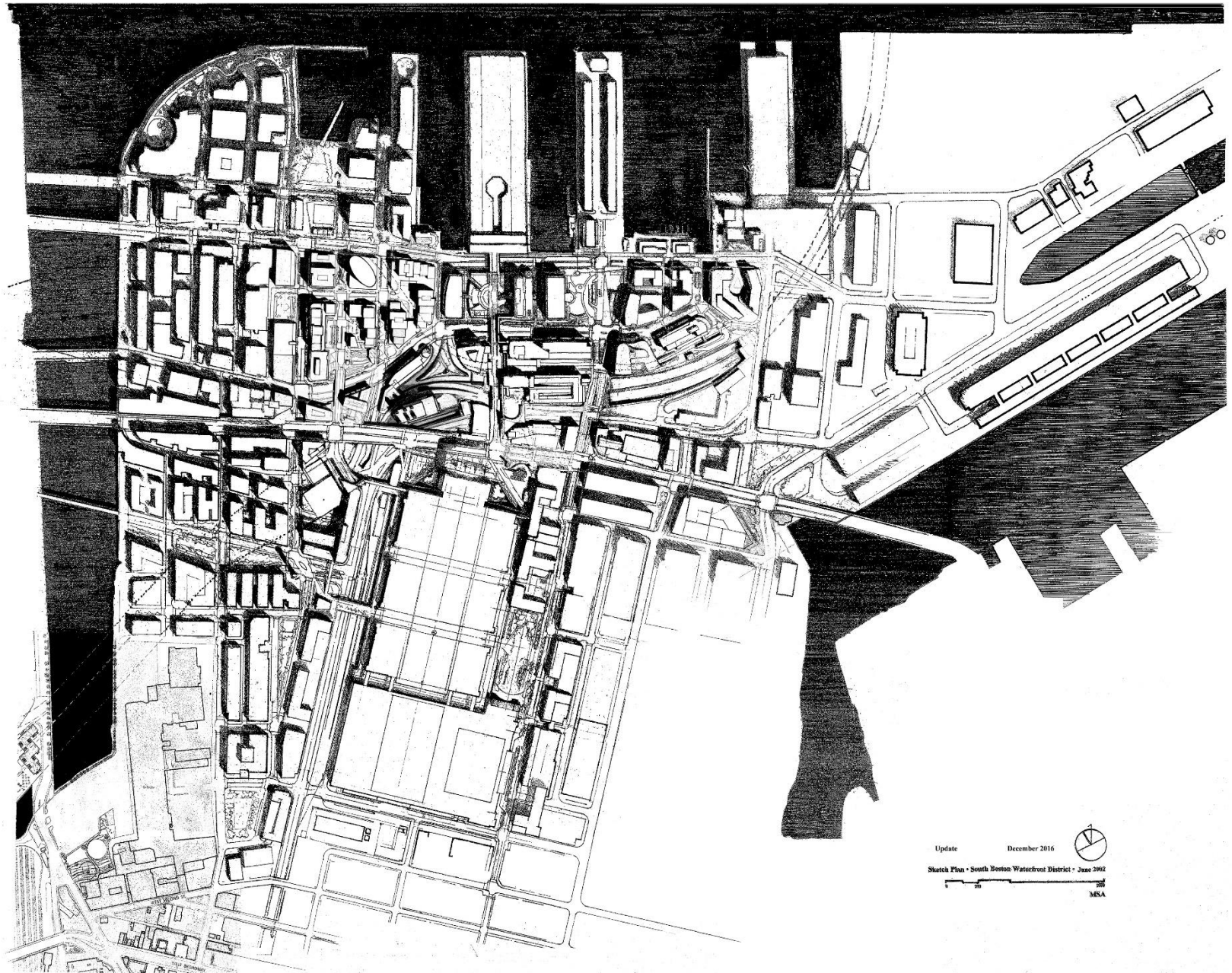


Fig. P-4: Detail of Core Area with Proposed Alternative Massing

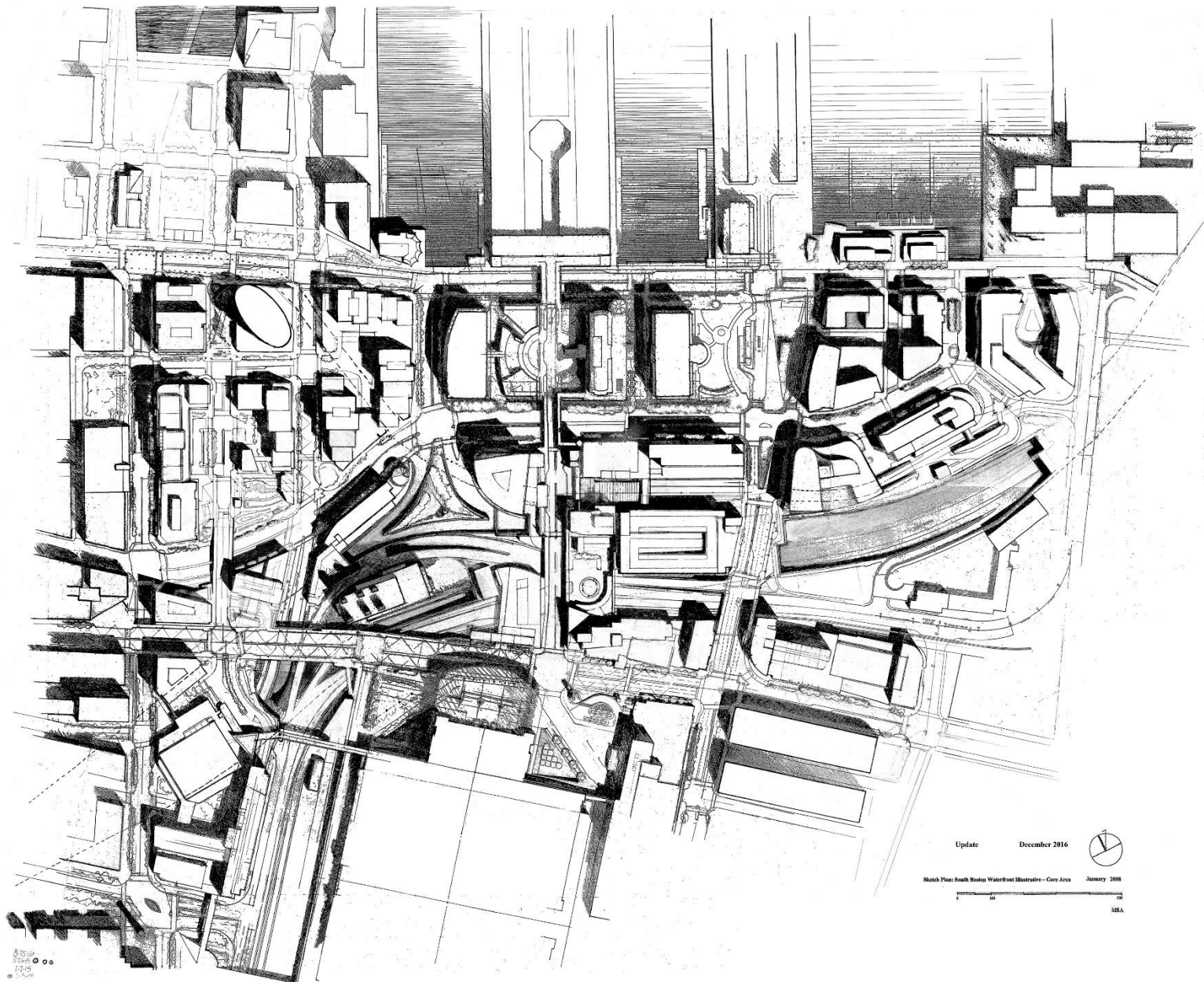




Fig. P-5: Proposed Alternative massing for Seaport Square Parcels: L, P and N

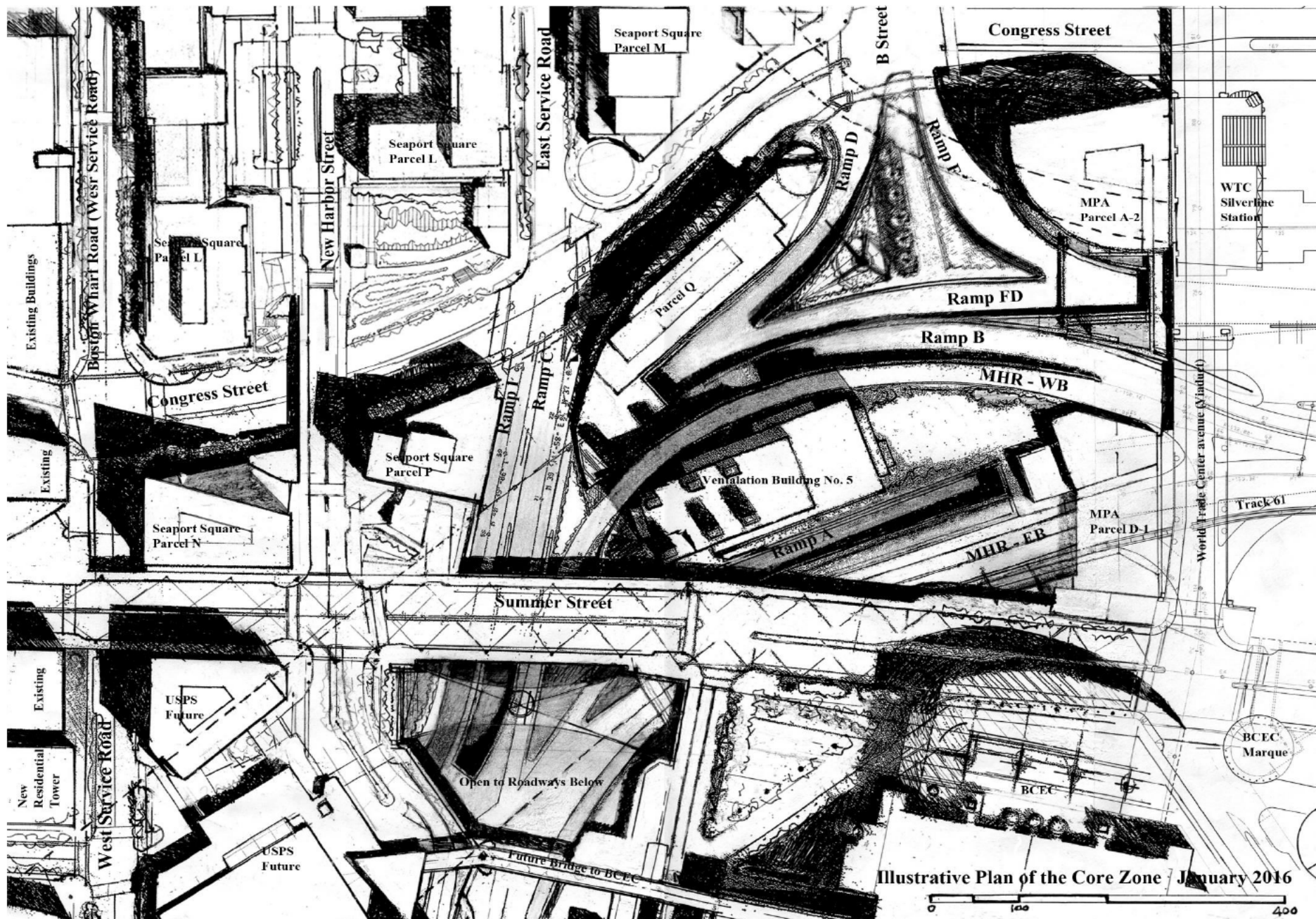
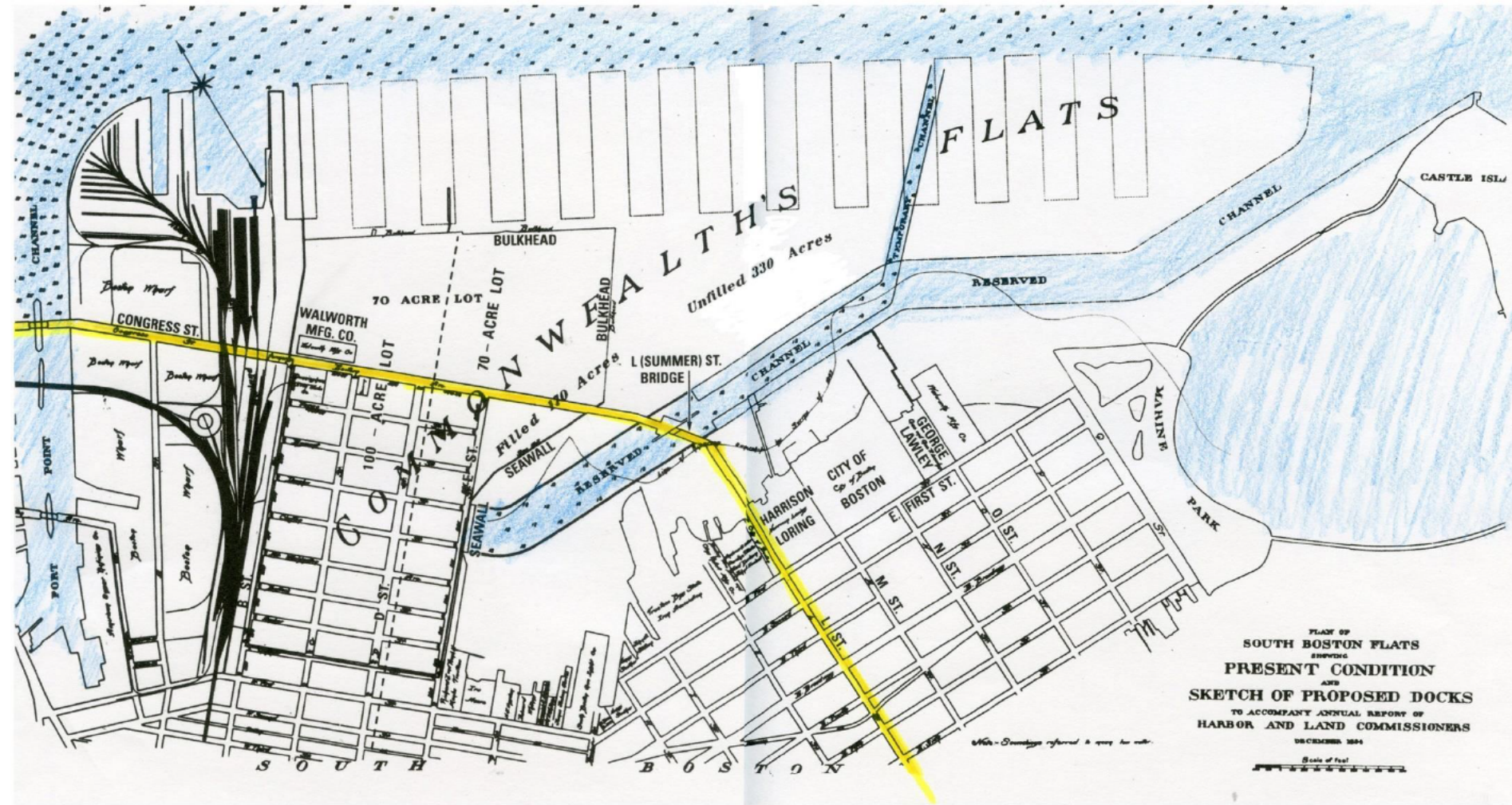




Fig. h-1: Historical map: 1894 Plan of South Boston Flats (from Gaining Ground)





(from Gaining Ground)

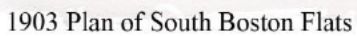
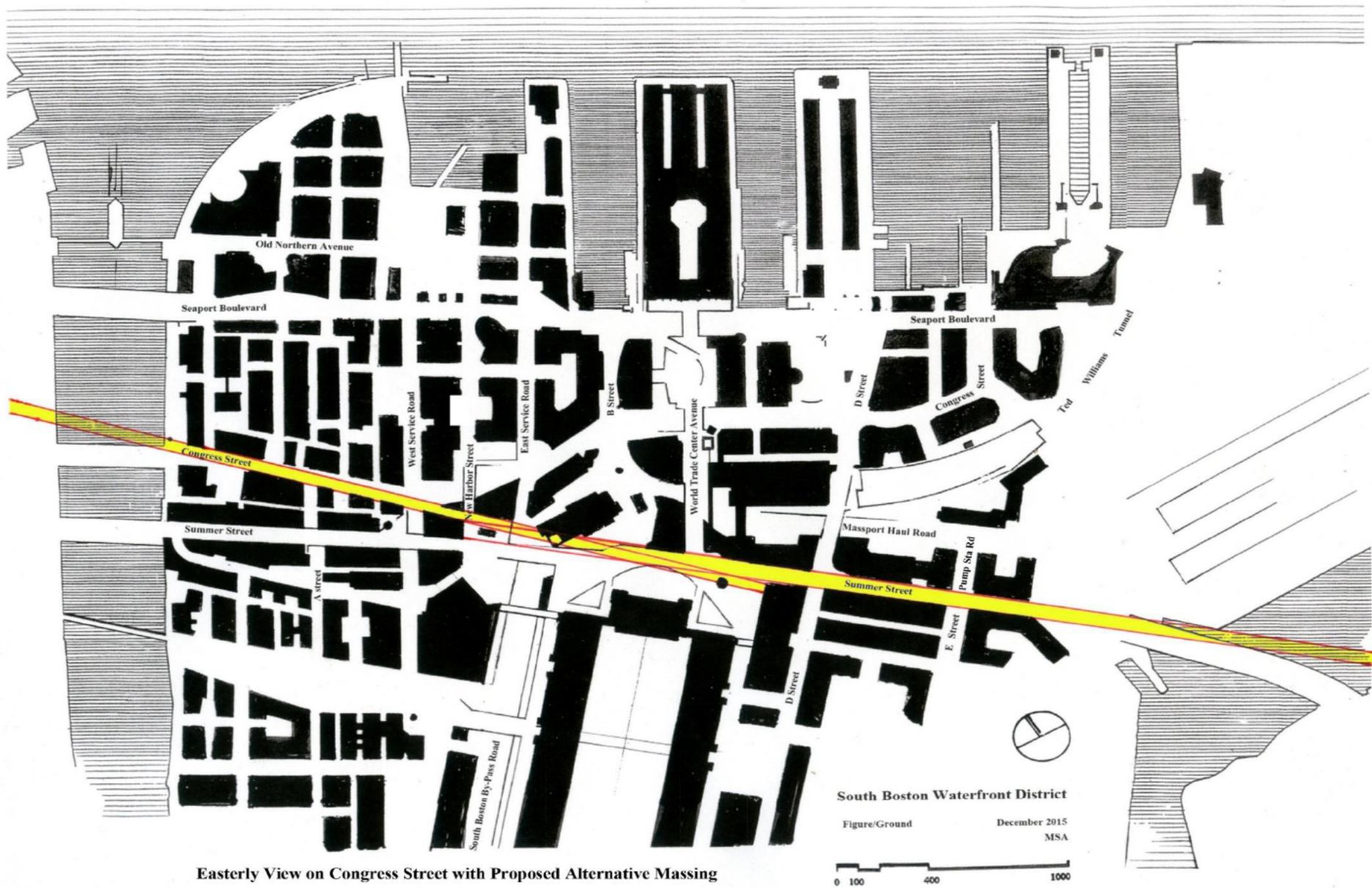




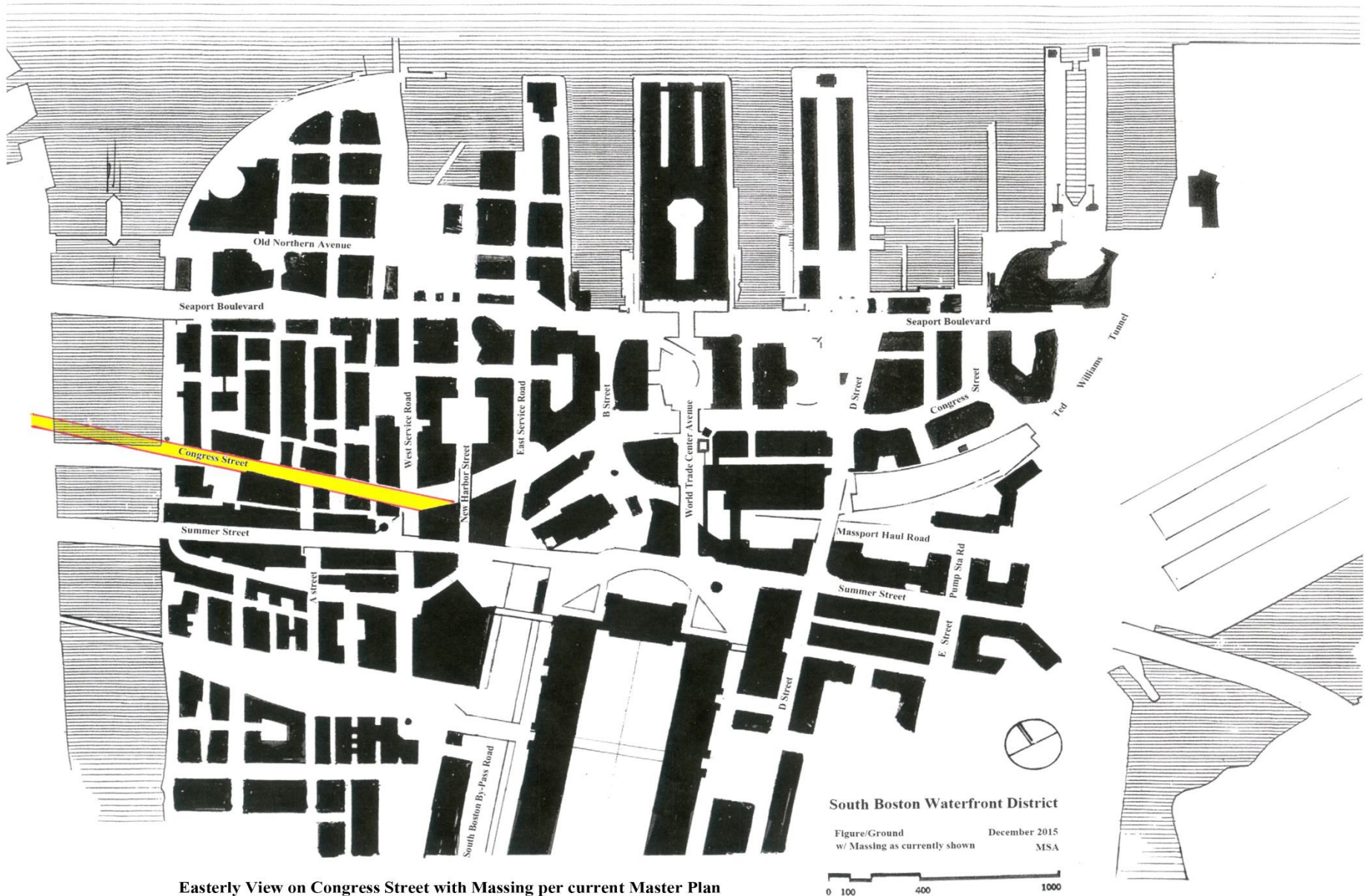
Fig. v-1: Easterly Viewshed on Congress Street with Proposed Alternative Massing



Easterly View on Congress Street with Proposed Alternative Massing



Fig. v-2: Easterly View on Congress street with current Master plan



Easterly View on Congress Street with Massing per current Master Plan

Fig. ep-1: Existing Easterly View on Congress Street

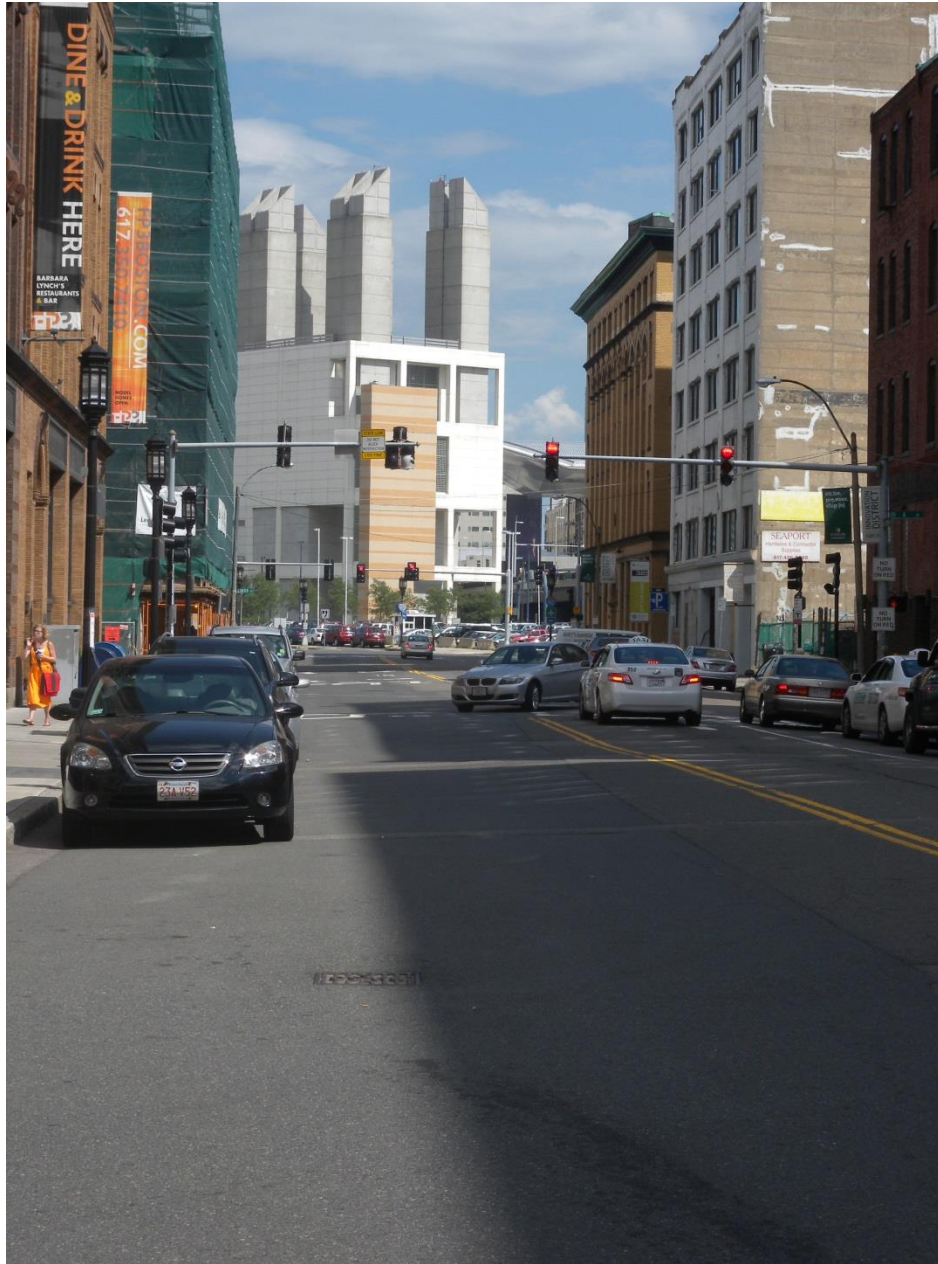




Fig. ep-2: Existing Easterly View on Congress Street - Detail



Fig. v-3: Westerly Viewshed on Congress Street with Proposed Alternative Massing

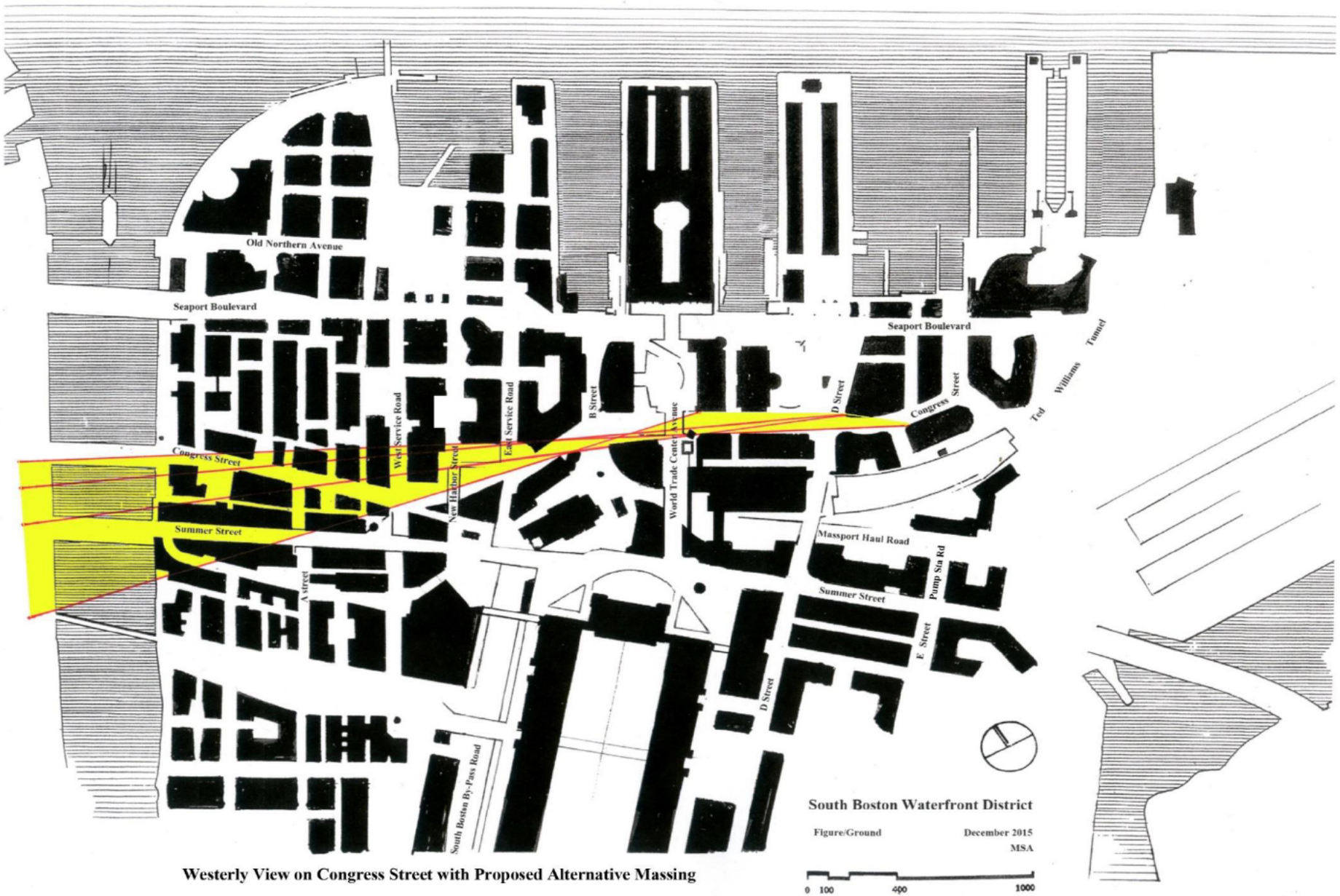
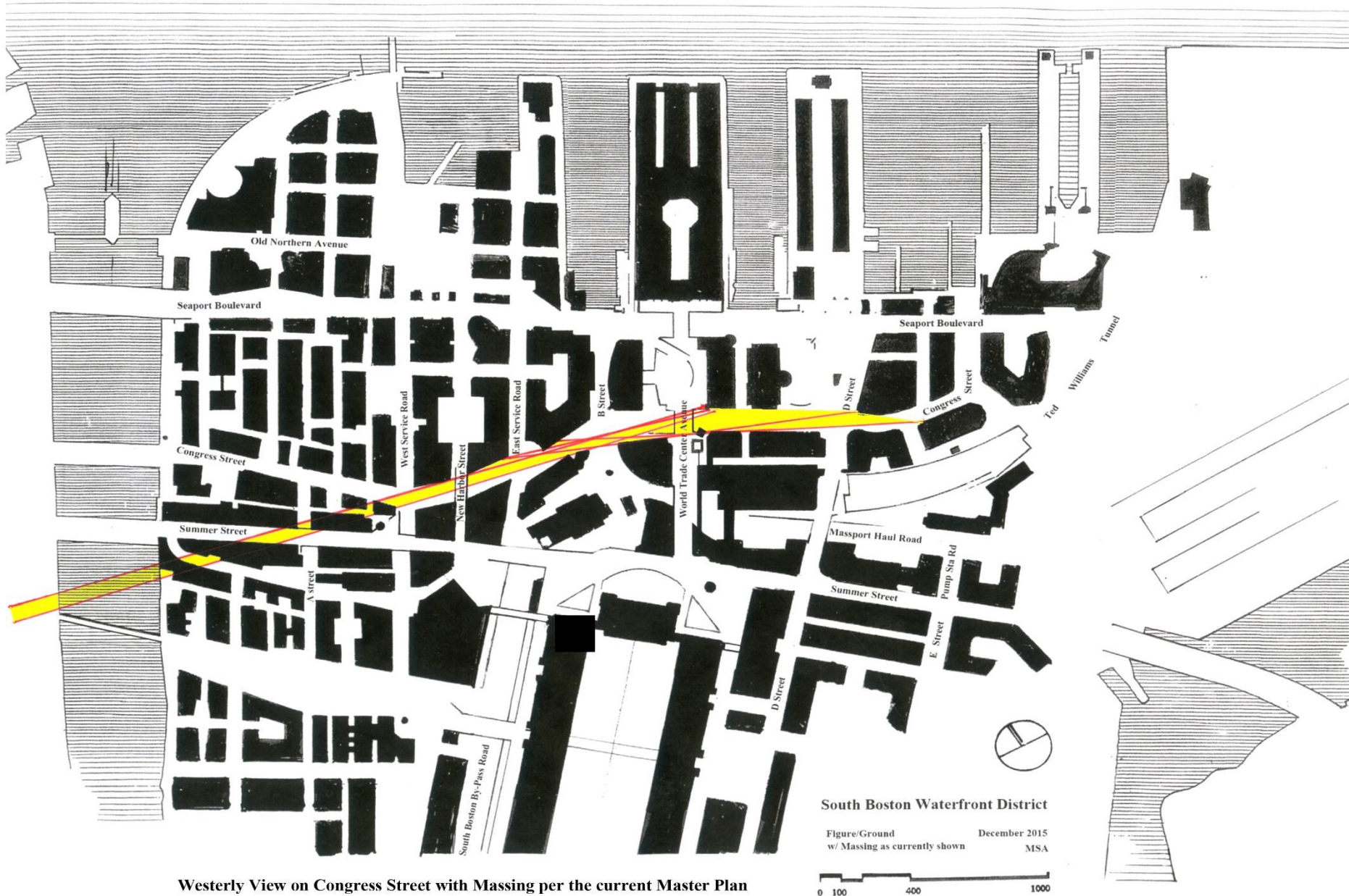




Fig. v-4: Westerly Viewshed on Congress Street with current Master Plan



Westerly View on Congress Street with Massing per the current Master Plan

Fig. v-5: Perspective View on Congress Street towards the Downtown with Seaport Square Parcel M (drawn by KPF)



**View of Congress Street looking West - taken from the Viaduct**  
image drawn by KPF      November 2015



Fig. v-6: Perspective View on Congress Street with Development on the South Side and the Proposed Alternative Massing



**View of Congress Street looking West - taken from the Viaduct**  
drawn on image by KPF November 2015

**w/mpa Parcel A-2; Parcel Q  
and Parcels P and N of the Seaport Square Project**

Fig. v-7: Perspective View on Congress Street with development on the South Side and the current Master Plan Massing



View of Congress Street looking West - taken from the Viaduct  
drawn over image by KPF November 2015

w/mpa Parcel A-2; Parcel Q  
and Parcels L-1, L-4, P and N of the Seaport Square Project

Fig. ep-3: Westerly View on Congress Street toward the Downtown – taken further East





## **Reconsideration of New Harbor Street as an integrated part of the Transportation Network**

In the Seaport District Transportation Network, as it that exists today, there are no streets between the Fort Point Channel Bridge and D Street (a distance of about 2 miles) that allow traffic to connect between Summer Street and Congress Street. Melcher Street, which cars can navigate, but large trucks and buses cannot, does enable this connection; however, it does not provide significant capacity for the move, which is, in fact, discouraged so as not to clog the local streets. Since all of the I-90 exit and entry Ramps are connected to Congress Street, D Street is the only way to get to them when coming from Summer Street. The result of this configuration is increasing congestion on these major streets during peak traffic times and the projected failures of the intersections along these corridors as Development increases.

The Seaport Square Project has proposed a new street, from Summer, mid-way between East and West Service Roads, known as New Harbor Street. It runs north from Summer to a new East-West street, forming a “T” that connects to the two Service Roads. The total length of this configuration allows for a gradient that achieves the elevation difference between elevated Summer Street and the lower grade of the Service Roads and Congress Street. However, as proposed, this street is considered to be internal to the project, serving as a local feeder to the adjacent buildings. This is reflected in the Traffic Study submitted as part of the FEIR, where only minimal vehicles turned onto New Harbor Street from Summer Street during both the AM and PM peaks. No through movements were considered, and, as a result, this piece of the Infrastructure does not positively affect traffic congestion in the District.

Increasing congestion underscores the potential value of building New Harbor Street as one which is capable of providing real capacity, one that would create improved overall distribution of traffic coming from, or destined to enter, the Ramps of the I-90 Tunnel. Indeed, it would serve as an alternative to the dependence on the D Street Corridor that currently exists. Improved distribution will eventually be reflected in improved LOS (Level of Service) at the problematic intersections of the Network, those identified in the FEIR. The Secretary’s approval letter for the FEIR called for a re-evaluation of the traffic conditions and Silverline operations at the time of the last phase of development, the one in which New Harbor Street would be constructed.

Grade Separation is dependent upon the development schedule of Massport’s Parcel H, located at the Silverline Way Station, and. this Parcel is not yet being considered for development. Given this, the value of the alternative routing provided by New Harbor Street is clear, since the Network will have to function with the grade crossing of the Silverline at D street, utilizing a signalized Intersection, for the foreseeable future.

Another benefit of an integrated New Harbor Street would be its availability to carry traffic during the period when the Grade Separation of the Silverline and D Street is constructed. This aspect of the Network is, in the opinion of this writer, crucial to achieving a substantial increase in capacity for the only Public Transportation system in the District, other than traditional surface busses. One can imagine a future where computer controlled operation of the Transitway will support an increased volume of busses as well as a reduction of headways. Continuation of the grade crossing will make this Intersection the “rate limiter” on the Silverline’s capacity. But, a strategy to facilitate that construction would be to build the underground “box” for the future tunnel crossing under D Street during the construction of Massport’s Garage and Transportation Center, which is currently under design. There is the possibility to take advantage of the flexibility that simultaneous construction could provide, to temporarily relocate D Street in sections, in coordination with construction of the foundations and utilities for the Transportation Center. Conversely, not doing this will make the future construction of the tunnel increasingly difficult and expensive.

Please see the accompanying figures:

1. Master Plan of the Seaport Square Project (as prepared by others for the Article 80 submission)
2. Fig. 2.1.6 for the Traffic Study portion of the FEIR
3. Fig. 2.1.7 for the Traffic Study portion of the FEIR
4. Diagram of the overall Transportation Network for the Seaport District
5. Theoretical Full Build-out of the District

Figure No. 1

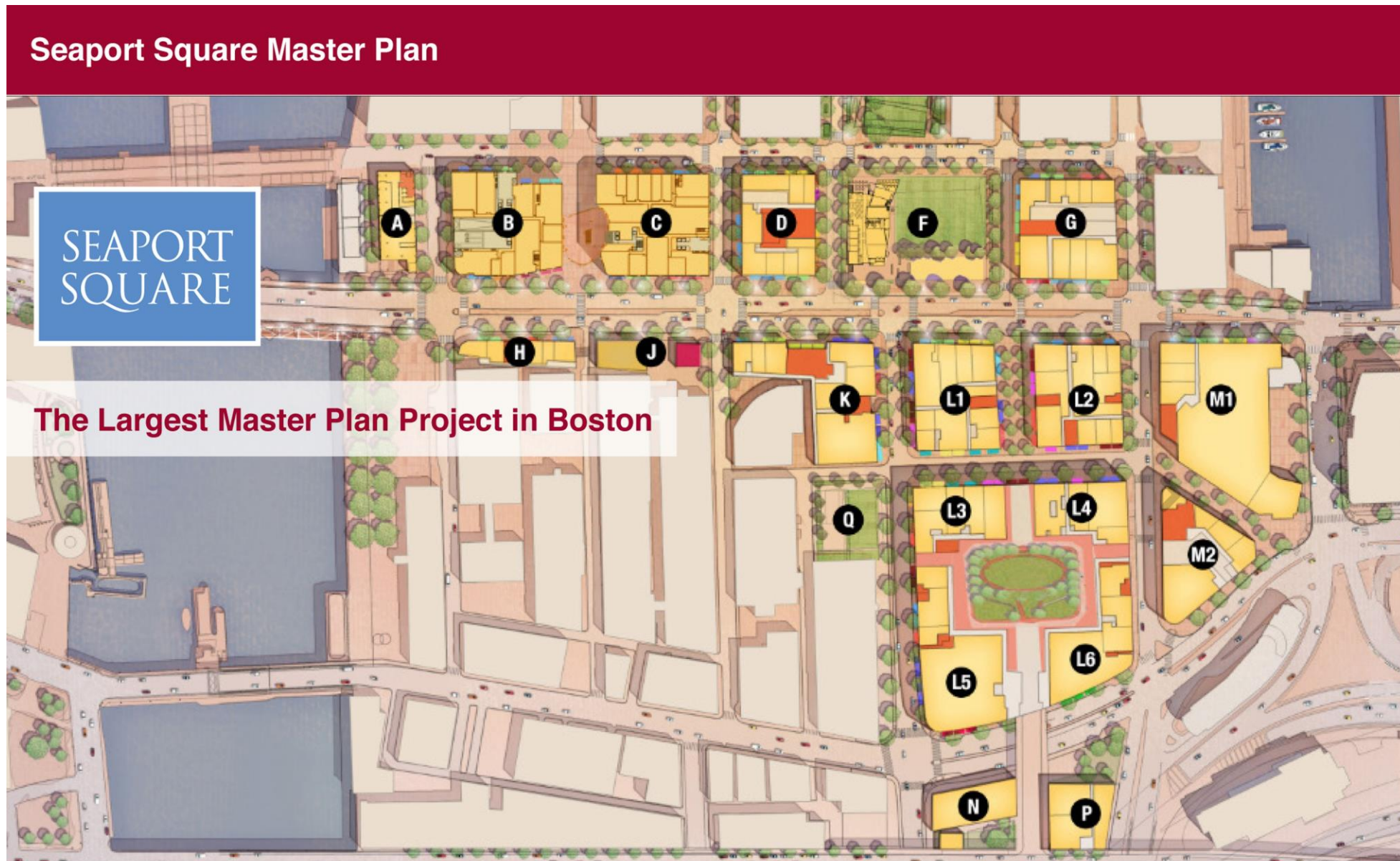




Figure No. 2

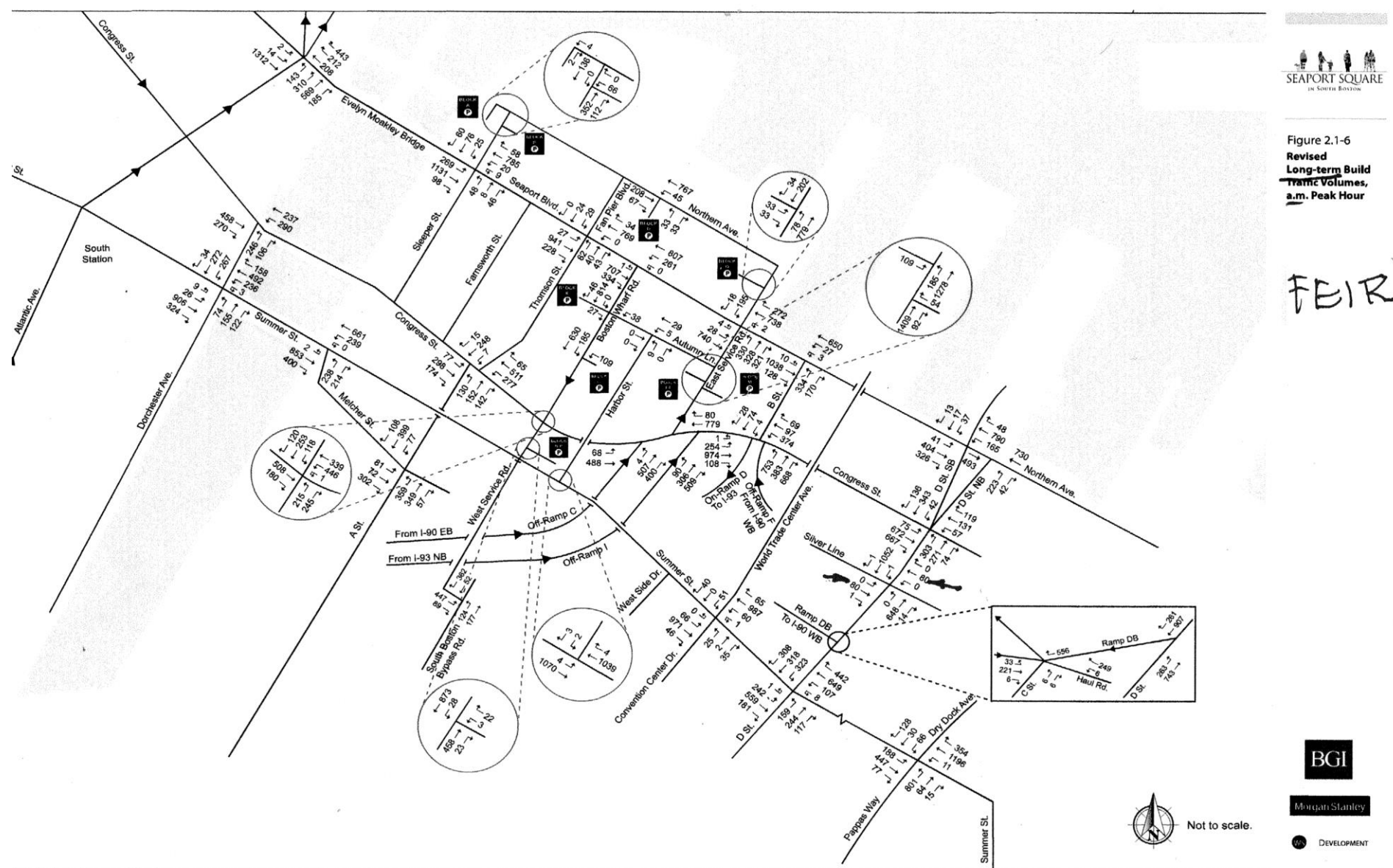


Figure No. 3

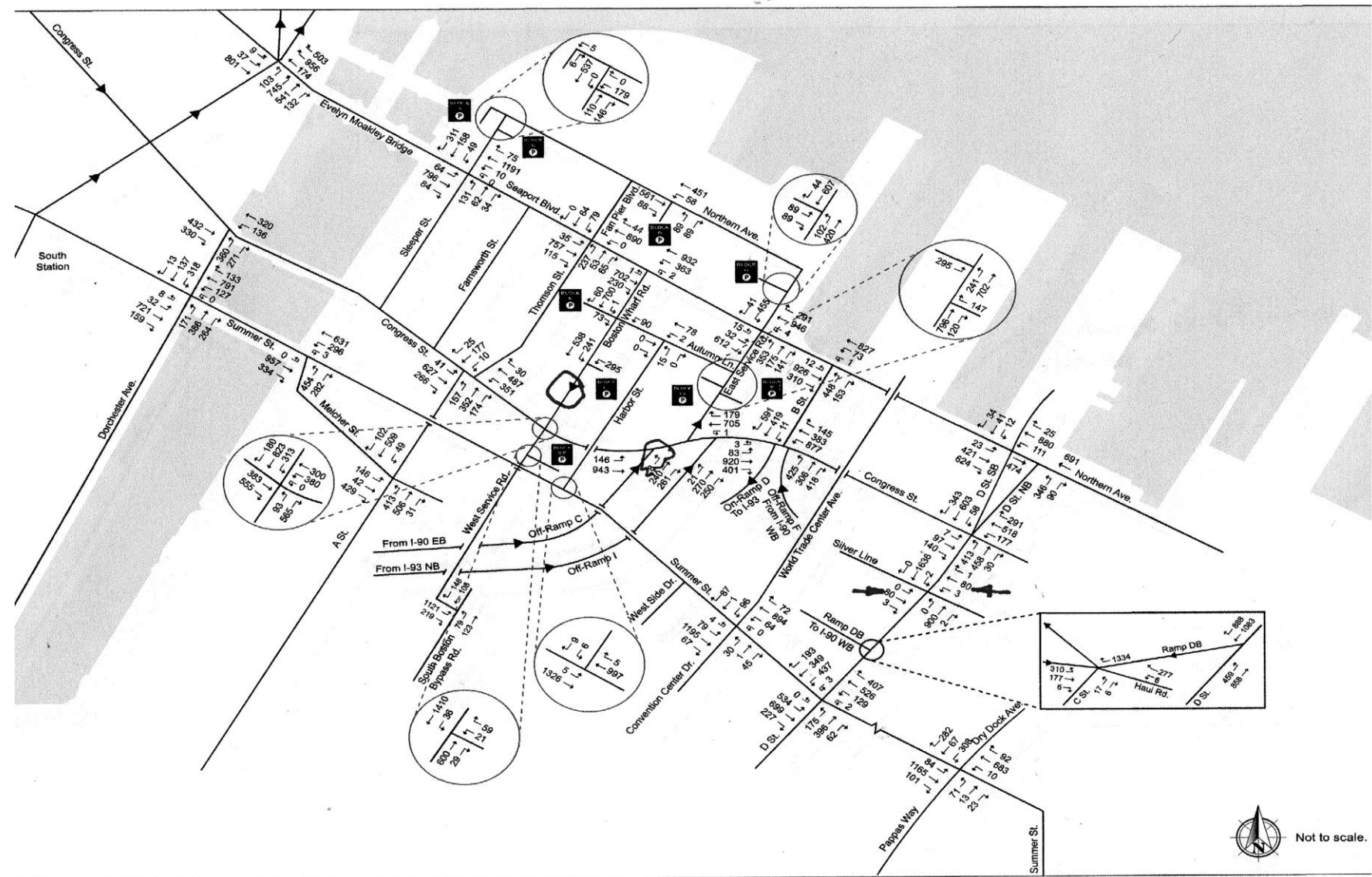


Figure 2.1-7  
Revised  
Long-term Build  
Traffic Volumes,  
p.m. Peak Hour

FIER



Blouin Stanley

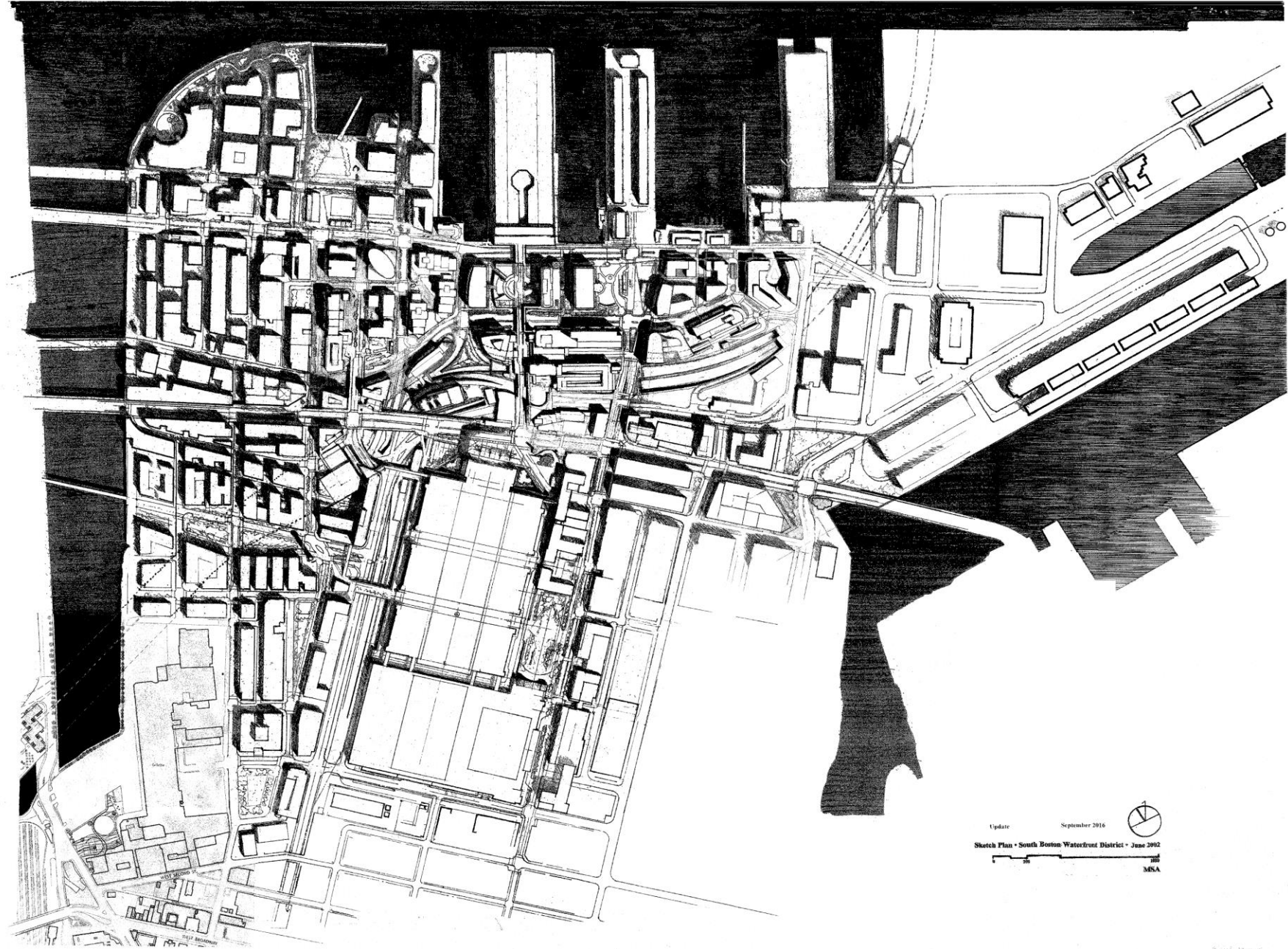


prepared by:  
Howard/Stein-Hudson  
Associates, Inc.

Figure No. 4



Figure No. 5





Gary Uter <gary.uter@boston.gov>

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**WS**

3 messages

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**Melissa Ostrow** [REDACTED]

To: Gary.uter@boston.gov

Mon, Mar 27, 2017 at 3:20 PM

March 27, 2017

Gary Uter  
Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

Dear Gary,

I recently attended a community meeting hosted by WS Development regarding their plans for the Seaport Square project. I am writing to you to express my support for this development.

I am a visual artist and I live in South Boston, so I have already seen the positive impact that WS has made on the Seaport. They are clearly committed to strengthening the role of arts in the neighborhood, as evidenced by the programming and installations implemented to date. The Before I Die wall, the ICA-affiliated art installations on Seaport Common and the performing arts program including BSO and Boston Ballet events have all contributed to the cultural backbone of the Seaport. I appreciate that WS is committed to continuing to sponsor these types of installations and activations, along with their commitment to develop accessible and diverse cultural space as the neighborhood is built up.

I hope that the BPDA will assist WS is expeditiously securing the approvals needed for this project so that the community may continue to benefit from the project's positive impact.

Regards,

Melissa Ostrow  
South Boston Resident

---



March 17, 2017

Mr. Gary Uter, Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

Dear Mr. Uter,

I am writing to express my support for WS Development's plans for Boston's Seaport. As a South Boston resident and landscape architect, I am able to offer a perspective on this project from the point of view of both a neighbor and a design professional. Based on what I have seen of WS's plans thus far, I believe that the updated Seaport plans exceed expectations on both fronts.

As a neighbor, I am happy to see all of the planned public realm improvements. The move to bring the connection between Summer Street and the rest of the Seaport down to grade at Congress Street will have a very positive impact on the experience of entering the Seaport from South Boston. The connection straight through to the water will transform the way South Boston residents access the waterfront, and the newly opened view corridor will make the Seaport much more navigable for tourists and visitors.

As a landscape architect, I am excited about James Corner Field Operations' plans for the new public spaces and streets in the Seaport. The use of hardscape elements along with plantings and trees instead of grass is an appropriate choice that will allow the public spaces to be used year-round and without fear of wear and tear. The unique design features, such as the glacial erratics and central boardwalk, will also help to create a distinctive sense of place that is inherently tied to the New England landscape.

I look forward to seeing the Seaport continue to develop under WS's stewardship. Thank you for your time and consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D'Angelo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael D'Angelo  
84 H Street #2  
Boston, MA 02127





# Hemenway & Barnes LLP

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16th Floor  
Boston, MA 02109-1466  
t 617 227 7940  
f 617 227 0781  
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Michael J. Puzo  
Direct Dial (617) 557-9721  
mpuzo@hembar.com

March 27, 2017

BY MAIL AND EMAIL  
[brian.golden@boston.gov](mailto:brian.golden@boston.gov)

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†Also Admitted in NY  
•Also Admitted in MN & RI

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

Re: Seaport Square / Proposed Modification of Arts Component

Dear Mr. Golden,

Thanks to you and your BPDA colleagues for the opportunity to comment on the proposed Notice of Project Change filed by WS Development for Seaport Square.

As Chairman of the Board of Directors of Boston Lyric Opera and a person who has maintained his office in Boston for forty years, I write today to urge the BPDA to (1) confirm that a performing arts facility should remain an essential civic element of Seaport Square, as has been envisioned from the start of this project, and (2) propose an open and transparent process for determining how to make that facility a reality and one right sized in its component parts to the needs of today's diverse artistic community.

The arts play a leading role in what makes us authentically human. The arts bring vitality to our neighborhoods. To borrow from the Boston Creates Cultural Plan, "Arts and culture are the building blocks of community." As WS seeks to do, the arts create places where people want to be with each other and share common experiences, each in his or her own way. The arts enrich our lives and expose us to new ideas, new ways of thinking and challenge us to go outside ourselves. Great cities and great developers create spaces where artists, musicians, singers and dancers, actors, poets and playwrights gather, where they work and perform, where they invite us to engage with them. They know that, in doing so, they will not only effect a civic good, they will spur growth, generate excitement and create places that draw patrons.

Mr. Brian P. Golden  
March 27, 2017  
Page 2

At Boston Lyric Opera, our company and our board have a shared mission to bring this beautiful art form to local audiences. As a mid-sized, local producer, BLO is an employer of musicians, singers, stage designers, directors, stagehands, the folks who build sets and make costumes, and of a host of management and administrative staff. We produce traditional works, develop original productions, and commission new works. Our productions are rightly acclaimed locally, nationally and internationally.

Beyond productions, our board is keenly aware of BLO's role and responsibility as a citizen of Boston. To that end, I am as proud of BLO's community work, as I am of what we put on stage. BLO brings opera and dreams of achievement to the children in our city's schools. In Boston's neighborhoods, we see young kids of varying ages and developmental levels working to write and produce their own work. We make low cost tickets available to students, and have been a launching pad again and again for those many musicians and singers who are trained at Boston's leading conservatories and music programs. We are committed to nurturing aspiring singers, musicians and directors. Those of us who serve on the BLO board do so out of love for the arts and love for Boston.

Today, more than ever, the prospect of a multi-use facility at the Seaport, designed with the needs of Boston's diverse non-profit artistic community in mind, is compelling. Seaport Square can fill a void in the cultural facilities landscape that is today's Boston and bring a vitality to the Seaport that will enrich this new and dynamic neighborhood. A right-sized home for opera in Boston need not be some sort of extravagant temple of the arts; to the contrary, a modern, modular performance space that is cost-efficient, has the basic elements needed for opera and dance and can be readily adapted to be a more intimate performance space, is both "real and realistic". Placing the arts at the core of Seaport Square will put it on the map.

Having taken in the open house sponsored by WS Development and three public sessions at the Seaport, I cannot escape concluding that Seaport Square must offer more than office buildings, restaurants, residential, retail and a smattering of open air public spaces. The arts must be a cornerstone of what is to come and of what will endure.

Imagine the vibrancy of a neighborhood where you see artists at work, where you take in a concert or an opera and then have dinner, where you watch a local dance ensemble, where actors and artists can rehearse and relax, where

Mr. Brian P. Golden  
March 27, 2017  
Page 3

you become immersed in a culture not your own. That is what will fulfill the goal so aptly expressed in Boston Creates, to draw "... upon the creativity of all Bostonians to fashion a better civic future." That better civic future will be immeasurably enhanced by having a mixed use arts facility sited at Seaport Square. It will make Seaport Square a destination for those who live or work there and for those who will be drawn there by the creativity, the innovation and the inspiration that the arts are uniquely able to bring to our lives.

With thanks for the opportunity to take part in this process,

Very truly yours,



Michael J. Rufo,  
Chairman, Boston Lyric Opera

cc: Gary Uter ([gary.uter@boston.gov](mailto:gary.uter@boston.gov))

**MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY**

March 27, 2017

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02210

RE: Notice of Project Change: Seaport Square

Dear Mr. Golden,

The Massachusetts Convention Center Authority (MCCA) hereby submits comments to support the Notice of Project Change (NPC) presented by WS Development Associates LLC related to its Seaport Square project (NPC Project). We are confident that this project will provide substantial benefits to all of the stakeholders in the South Boston Waterfront as well as create a unique and desirable destination for the hundreds of thousands of annual visitors we welcome to the Boston Convention and Exhibition Center (BCEC) from around the world.

A prominent trend throughout our industry is a strong preference for attendees to have entertainment and cultural experiences around and integrated into the convention venue. We continue to derive substantial benefits from the robust growth around the BCEC that has resulted in our venue becoming the 'center of gravity' in South Boston. Additional development proximate to the BCEC is a major benefit to our customers who aim to build a temporary community for the duration of their event. The amenities highlighted in the revised Seaport Square project will be an immediate competitive advantage for the MCCA as we compete in a global marketplace to sell and showcase Boston as a top event and travel destination.

The NPC Project would create a highly desirable north-south pedestrian boulevard between Summer Street and the waterfront. Its construction would provide an inviting and convenient connection from the BCEC's front door on Summer Street down to the Harbor Walk. The Authority strongly supports continuing enhancements to local pedestrian wayfinding, which has been a long-term priority for the organization, along with our desire to ensure multiple points of access for the public, and our convention guests, to enjoy the waterfront.

The MCCA is also in agreement with the project's aim to reduce vehicle traffic and congestion in the South Boston Waterfront. The elimination of selected roadways, in addition to a fifteen percent reduction of parking spaces when compared to the original program, provides positive incentives toward the expanded use of public transportation, while reducing the strain on an already overburdened local transportation infrastructure.



**MASSACHUSETTS  
CONVENTION CENTER  
AUTHORITY**

The MCCA is also encouraged that WS Development has included plans for an additional, and a substantial full service hotel on Parcel N. The location could not be better between South Station and the BCEC and its construction is key to balancing the hotel market in South Boston. A large hotel would also have the added benefit of reducing transportation costs for our event planners and alleviating traffic congestion from buses travelling to the Back Bay when we are hosting large conventions.

We look forward to continuing our ongoing dialogue with WS Development and reiterate our support for the transformational proposal to further activate an already dynamic South Boston Waterfront.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Gibbons', with a long horizontal flourish extending to the right.

David Gibbons  
Executive Director



March 27, 2017

Director Brian Golden  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

RE: Seaport Square Notice of Project Change

Dear Mr. Golden,

Seaport TMA is pleased to submit comments and voice our support for the Notice of Project Change (NPC) submitted by WS Development Associates LLC for the Seaport Square project (NPC Project). This project represents a critical step in the continued transformation of the South Boston Waterfront from a once underutilized array of surface parking lots to a vibrant and dynamic neighborhood. Seaport TMA believes the NPC contains several proposed changes to the project that represent an improvement over the project as approved in 2010, and will serve to further enhance the neighborhood and waterfront.

Seaport TMA is a Transportation Management Association which represents over fifty employers, developers, and cultural institutions in the South Boston Waterfront and Fort Point neighborhood. Our mission is to improve mobility, advance economic development, and promote the public realm in the waterfront. We do this by offering Transportation Demand Management (TDM) programs that give commuters mobility choices and by advocating for the transportation options we need to keep pace with the waterfront's growth.

The Seaport Square NPC contains several proposed changes that will enhance the public realm and improve mobility within the South Boston Waterfront. The NPC also eliminates several vehicular roads, and dramatically lowers the number of parking spaces that will be constructed. This speaks to the project proponent's understanding that for the South Boston Waterfront to thrive, commuters must have mobility options and the infrastructure to support those choices.

### **Reduction in the Overall Number of Parking Spaces to be Constructed**

The NPC Project proposes the construction of 5,500 parking spaces as part of the 7.7 million square feet of proposed development, a 15% reduction in parking versus the 2010 Project. Approximately 2,100 parking spaces have already been constructed or are under construction,

leaving approximately 3,400 parking spaces to be constructed as part of the NPC Project. This proposed reduction in parking will serve to reduce the number of vehicle trips generated by the project and speaks to the planning underway to create additional multi modal transportation options in the South Boston Waterfront. This proposal also demonstrates a recognition of the diminishing demand for parking in Boston as new mobility options have become a ubiquitous component of city life.

### **Harbor Way**

The NPC Project proposes a new north south pedestrian boulevard between Summer Street and the Harbor's edge. Harbor Way would replace Seaport Hill Park in the 2010 Project at the L Block between Congress Street and Seaport Boulevard. The 2010 Project includes a vehicular road from Summer Street that would pass over Congress Street and feed into a small ring road network within L Block. The NPC Project calls for the removal of the vehicular road from Summer Street and replaces it with a grand staircase (the "Summer Street Steps") that will solve the problematic grade change from Summer Street to Congress Street. According to the proponent, the NPC Project will eliminate 1.1 acres of paved vehicular roadway and replace it with public open space. Seaport TMA emphatically supports the decision to remove the elevated vehicular road over Congress Street and replace it with the Summer Street Steps and a pedestrian thoroughfare.

Seaport TMA was pleased to see that the proposed staircase at Summer Street includes a cycle ramp so cyclists can walk bicycles up and down the ramp, as well as a dedicated elevator that will be publicly accessible. Seaport TMA encourages the proponent to keep this elevator open to the public 24 hours a day, 7 days a week in order to keep Harbor Way accessible at all times. Similarly, we recommend that the bicycle ramp is accessible year round and kept free of snow and ice in the winter. At the intersection of Congress Street and Harbor Way, we recommend examining strategies for enhancing pedestrian safety. This 70 foot mid block crossing will undoubtedly generate a significant amount of pedestrian activity and could create the potential for conflict between vehicles and pedestrians crossing across five vehicle travel lanes.

Harbor Way will create a new direct pedestrian thoroughfare through the Seaport District from Summer Street to the Harbor Walk. This will serve to enhance public access to the waterfront, which we believe should be a goal of any new development in the district. We commend the project proponent for committing to year round activation of the public spaces along Harbor Way and at Harbor Square, and encourage them to work closely with the local arts community to incorporate local artists and performers when programming the space.

### **Increase in Housing Units**

Up to 3,200 residential units are proposed in the NPC Project, an increase of 700 units compared to the project as approved in 2010. The construction of new housing units is critical to keep pace with Boston's projected population growth. The City of Boston's Imagine 2030 plan includes a goal of creating 53,000 new housing units that are accessible to jobs and transit. The additional units

proposed for Seaport Square would help the City achieve its housing goals, while also contributing to the emergence of the Seaport as a residential neighborhood.

### **TDM & Mobility Considerations**

The NPC Project includes a variety of commitments to Transportation Demand Management (TDM) strategies aimed at reducing the number of drive alone vehicle trips generated by the project, and are consistent with the TDM goals laid out in the City of Boston's Go Boston 2030 plan. The project proponent has committed to working with the MCCA and employers in the South Boston Waterfront to participate in the consolidated shuttle system that provides thousands of rides per day to South Boston Waterfront commuters. The project proponent has also committed to installing additional Hubway stations throughout the project site. Additionally, the project proponent has committed to joining the Seaport TMA and will promote the TMA's services to tenants.

The proponent has committed to providing one free annual MBTA subway pass per residential unit during the first year of operation, a program that we will encourage other residential developers to consider as a way of incentivizing tenants to use public transportation.

### **Improvements to Seaport Boulevard**

The project proponent has committed to making improvements to Seaport Boulevard between Sleeper Street and Pier 4 Boulevard as part of the NPC Project. Street trees, street furniture, buffered bicycle lanes, and a landscaped median with art installations are some of the improvements that are proposed in the NPC. Additionally, a new and more prominent Silver Line head house is slated for construction on Seaport Boulevard at Seaport Common. These improvements are consistent with the City of Boston's Complete Street Guidelines, and will offer an accessible streetscape design that will support pedestrians, bicyclists, transit users, and motorists.

### **Construction Management**

With approximately five million square feet of development either planned or underway between now and 2022, we encourage the Seaport Square project proponent to develop a construction materials logistics strategy that takes into consideration the impact that construction material deliveries may have on mobility in the District. We also encourage the proponent to coordinate with other developers in the area to ensure that construction material deliveries and any associated lane closures or other traffic disruptions are minimized and communicated to surrounding property owners whenever possible.

We thank you for the opportunity to comment on this project.

Sincerely,



Patrick Sullivan  
Executive Director  
Seaport TMA

CC:

Yanni Tsipis, WS Development

Matthew Beaton, Executive Office of Energy and Environmental Affairs

Jonathan Greeley, Boston Planning & Development Agency





25 March 2017

Mr. Gary Uter  
Project Manager  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201

Re. Seaport Square Notice of Project Change (NPC, 2/7/17)

Dear Mr. Uter:

I'm not going to politely beat around the bush:

STOP FUCKING AROUND WITH THE PLANNING COMMITMENTS MADE BY THE CITY OF BOSTON FOR THE SEAPORT DISTRICT OVER YEARS OF THOUGHTFUL PLANNING.

This proposed project change ejects all of the remaining elements of civic and public space that would make the Seaport District anything other than a bland second-class urban landscape. Boston, which should be a leading light in urban development, has instead decided that an okay outcome is to maximize tax revenue at the expense of all character and quality and world-class public infrastructure.

Public civic and cultural space is not an extra — it is essential. Parks are not extras — they are essential.

Hold the developers and the city to the commitments of the years of thoughtful planning that require a bare minimum of these necessary resources in the development of the few remaining Seaport parcels.

Respectfully!

Peter Agoos  
Fort Point/Seaport pioneer, developer, and 37-year owner, business operator, and resident

Cc: Boston Globe

March 22, 2017

Gary Uter  
Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

Dear Mr. Uter,

As a South Boston resident, I have always considered the Seaport to be a part of my neighborhood. I enjoy jogging along Fort Point Channel and the Harbor Walk. I have also recently enjoyed all of the programming that has been taking place in the Seaport, especially the tree lighting and the fitness series. I hope that this programming will continue as the development proceeds.

An area of particular concern for me is the accessibility of the neighborhood from South Boston. Today, it is difficult to get from Summer Street down into the Seaport. The existing stairs are not wheelchair or stroller accessible, and are difficult to find and traverse even for able-bodied people. I was excited to see that WS is planning a major improvement to Seaport access through the addition of a grand staircase from Summer Street down to Congress Street. I think that this move will be transformative for the neighborhood and will deeply strengthen the relationship between South Boston and the Seaport by providing a beautiful, thoughtful and accessible link between the two. I see the grand stair as a significant improvement to the previously proposed vehicular ramp and elevated green space because it prioritizes pedestrians over cars and creates a memorable gateway between South Boston and the Seaport.

I have already seen that WS Development will be a good steward of the Seaport as a neighborhood, and I support their plans for further development. I urge the BPDA to work with WS to enable these exciting projects.

Thank you for your consideration.

Sincerely,

Rob Schuler  
South Boston Resident



## *Propeller Club Port of Boston, Inc.*

To: Gary R. Uter  
Boston Planning & Development Agency

From: Propeller Club Port Of Boston, Inc.

Re: Seaport Square

Dear Mr. Gary Uter,

I am writing to you on behalf of the Propeller Club Port of Boston.

The Propeller Club is a grassroots, non-profit organization, whose membership reside throughout the United States and the world.

We are dedicated to the enhancement and well-being of all interests of the maritime community.

Our goal is to educate legislators and the public as to the importance and necessity of all waterborne commerce.

We would like to notify you of the following regarding Seaport Square:

- Trucks are the lifeline for Boston's working port that employs 7,000 people in good blue collar jobs and that contributes \$4.6B to the economy.
- There are more than 6,000 truck trips per day in and out of South Boston generated by a diverse mix of maritime and industrial businesses.
- Northern Ave / Seaport Boulevard provide primary truck access to/from I93 North/South to support this important part of our economy
- The South Boston Bypass Road and Massport Haul Road, create the spine of primary truck routes in South Boston.
- Interagency efforts are underway to extend and improve Cypher Street and E Street as industrial complete streets, which will serve as important truck routes.
- We all rely on what's inside the trucks. These trucks bring products to store shelves, seafood to restaurants, packages to our homes, and more.

If you should have any questions, please contact me anytime.

Sincerely,

Ryan Cox  
President, Propeller Club Port Of Boston



March 14, 2017

Gary Uter  
Boston Planning & Development Agency  
One City Hall Plaza  
Boston, MA 02201

Dear Mr. Uter:

I am writing on behalf of MEPT Seaport 13 Stillings LLC, the owner of the property located at 22 Boston Wharf Road in South Boston.

We are writing in full support of the Notice of Project Change submitted by WS Development regarding the Seaport Square project.

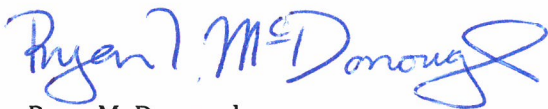
As a major property owner in the Seaport district, we believe that the changes proposed by WS Development will dramatically enhance the quality of the public realm and the pedestrian environment on many of the important streets in the area. We especially appreciate the improvements to Boston Wharf Road that are proposed by WS, both with respect to improved bicycle and pedestrian accommodations, as well as the creation of a retail streetscape environment and a mix of uses directly across from our property at 22 Boston Wharf Road.

We take no exception to the proposed use mix, building massing, and other aspects of the proposed project changes and believe that additional residential and innovation office uses will further enhance the vibrancy and vitality of the entire Seaport district.

Lastly, we fully support the reduction in the total number of parking spaces proposed as part of the Seaport Square project from 6,400 to 5,500, which we believe is a responsible and progressive adjustment that reflects increasingly sustainable commuting patterns to and from the Seaport.

Please do not hesitate to call should you have any questions about our support, and we look forward to seeing this very exciting project move forward as soon as possible for the benefit of the entire Seaport district.

Yours,



Ryan McDonough  
Vice President, Transactions

Cc: State Representative Nick Collins  
City Councilor Bill Linehan  
John Allison, Mayor's Office of Neighborhood Services

Mr. Gary Uter, Project Manager  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201

RE: Seaport Square Notice of Project Change

March 27, 2017

Dear Mr. Uter,

As a resident of Fort Point, the neighborhood adjacent to the Seaport, the development of the remaining 13 acres of Seaport Square is extremely important in providing much needed civic and cultural space, basic amenities i.e. supermarket and creating a connection between an existing historic neighborhood and a new modern one.

Similar to Fort Point, the Seaport is envisioned to be a mixed use neighborhood of commercial, retail, cultural/civic and residential uses. At this point in the evolution of the Seaport, Seaport Square is the last opportunity to create an identity for the Seaport and to create a residential neighborhood as opposed to residential buildings sprinkled amongst offices and restaurants/retail.

#### Urban Design Framework

The urban design framework includes a number of important objectives the first being "the creation of a series of porous, smaller scaled blocks and retail storefronts similar to the those in the Fort Point neighborhood." The proposed 1.4 million increase in square footage; however, is largely concentrated in the blocks closest to the Fort Point neighborhood. (L3 – L6 and N & P). The abrupt increase in massing lacks transition from the historic Boston Wharf buildings to a high rise experience that will dwarf or barricade the historic landmark district and cast the pedestrian promenade and Harbor Square into a shadowed valley.

#### Open Space

Seaport Hill Park is now proposed to be a predominately hardscaped central flex space (Harbor Square) with pedestrian promenade. With 3,200 residential units, the new open space plan doesn't appear to provide any additional protected areas conducive for children and dogs to play. A closer examination of the proposed change of use to the blocks surrounding Harbor Square from residential to only one fourth residential shifts a much desired community asset and benefit (Seaport Hill Park) to a more tourist retail experience.



### Civic Spaces

Fort Point and Seaport are sorely lacking in civic facilities from simple meeting spaces to a library, fire department, voting location and school. How can two neighborhoods of this magnitude be created, supported and prosper without the necessary civic services? These plans need to be defined and space (maximum square footage) allocated accordingly without the ability to substitute civic space with other uses.

### Arts & Culture: Cultural Corridor

The BPDA has acknowledged in earlier planning studies that clustering art and cultural uses together creates strong communities and partnerships, and increases the likelihood of success. There has been much discussion on whether the original 200,000+ square foot performance space should be consolidated in one entity or broken up into large, medium and small venues. Even if the answer is still unknown, the square footage should still exist as an overall allocation in the plan. To "tbd" it while increasing the project site by an additional 1.4 million buildable square feet with no cultural and civic mandate is to the detriment of any promise of a residential neighborhood within a mixed use one.

### Connections: The Northern Avenue Bridge

The Northern Avenue Bridge is a critical connection between Seaport Square and downtown. The bridge has the potential to be our neighborhoods' answer to the Highline. Revitalizing the bridge as a placemaking destination for pedestrians and cyclists (with emergency vehicles access) will bring a vital connection back to life. Seaport Square stands to benefit greatly by attracting more people over this historically charming, flat bridge at the water's edge.

I urge the BPDA to:

- Restore Seaport Hill Park even at the lower elevation; decrease the massing surrounding to park to reduce shadow/wind and to create a more conducive transition from Fort Point neighborhood to the Seaport; and reinstate more residential use around the park to make it more of a neighborhood park.
- Restore all prior cultural and civic commitments.
- Expand the plan to include the revitalization of the Northern Avenue Bridge.

Thank you for your consideration,

Respectfully Submitted,

Sara McCammond  
15 Channel Center St  
#418  
Boston, MA 02210

March 20, 2017

Gary Uter  
Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

Dear Mr. Uter,

I am a new resident of the Seaport District, having recently purchased a home at 22 Liberty Wharf. I am writing to express my support for WS Development's plans for Seaport Square. I have attended some of the community meetings to learn about the proposed changes and I am very excited about what I have seen thus far.

As residents of 22 Liberty, we benefit from a wonderful connection to the water right outside our front door. Unfortunately, as it exists today, the rest of the Seaport is not as connected to the waterfront and the rich array of public spaces available there. I am pleased with WS's plans to strengthen the public connection to the Waterfront through the introduction of Harbor Way as a pedestrian path leading all the way from Summer Street to the water's edge. I think that the move to remove cars from Harbor Way will dramatically improve the quality of the street and the neighborhood as a whole by encouraging people to traverse the district on foot, something that is challenging and at times dangerous today.

While I am a newer resident of the Seaport, I plan to remain in this district for years to come. I am excited to see the plans that WS has presented come to fruition. I hope that the City will assist in expediting this process so that the community may reap the benefits of this development as soon as possible.

Regards,

A handwritten signature in black ink, appearing to read "Stephan Ryan". The signature is fluid and cursive, with the first name "Stephan" being more prominent than the last name "Ryan".

Stephan Ryan  
Resident, 22 Liberty Wharf

3/22/17

Mr. Gary Uter, Project Manager  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201

Re. Seaport Square Notice of Project Change (NPC, 2/7/17)

Dear Mr. Uter:

Please accept the following comments on the Seaport Square Notice of Project Change (NPC) of February 7, 2017.

The 635-page NPC proposes significant to the Seaport Square Master Plan, a 23-acre master plan that from 2010 to 2016 streamlined numerous large projects through groundbreaking. Two residential projects, One Seaport Square and M Block each rank among the largest commercial projects in Boston history.

The NPC increases an already-dense Seaport Square Master Plan by an additional 1.3 million square feet, squeezing out an array of pocket parks, Seaport Hill Park, a community space on Block D, a Performing Art Center and much more.

While the proponent's 12.5 undeveloped acres are the focus of the NPC as filed, a larger context must be considered: Seaport Square's 23-Acre Master Plan and the Seaport Public Realm Plan.

Rather than provide a lengthy list of concerns and suggested improvements, my comments exclusively focus on two recommendations:

- **Restore jettisoned Seaport Hill Park as an active use green park**
- **Restore jettisoned commitments to interior civic / cultural uses**

The letter is divided into the following sections:

Section 1 (page 3). How to restore Seaport Hill Park in context of NPC

This section relays a history of Seaport Hill Park and the significant role of Seaport Hill Park as a component of the Seaport District's open space network. An analysis of the pedestrian promenade proposed in the NPC is provided in this section.

Section 2. (page 26) Restoring Civic/Cultural Obligations

This section relays a history of commitments to interior, year-round civic and cultural uses at Seaport Square and the role of these uses toward fulfillment of the City of Boston's comprehensively planned vision of the Seaport District.

### Section 3. (page 39) Related Considerations

This section provides information regarding Seaport Square's existing greenspace, civic and cultural uses (i.e. Q Park, Fallen Heroes Memorial, chapel, District Hall). These existing uses have import with respect to consideration of the role of Seaport Hill Park and remaining, unfulfilled civic and cultural commitments.

### Section 4. (page 44) Financial Feasibility

This section provides an estimate of profits taken to date on resale of vacant parcels with BPDA-approved development rights, rights arriving from BPDA approval of Seaport Square's 23-acre PDA "Master Plan." Seaport Square's master planning process, culminating in the approval of PDA #78, provided massing approvals in a streamlined process to ensure fulfillment of broader public, civic and cultural objectives than single project permitting would have required.

# **Section 1:**

## **How to restore Seaport Hill Park**

### **Section 1a.**

#### **page 4**

Evolution of Seaport Hill Park  
*(park is jettisoned by NPC filed 2/7/17)*

### **Section 1b.**

#### **page 11**

Concerns re. pedestrian “promenade” in 2/7/17 NPC  
*(proposed to replace Seaport Hill Park)*

### **Section 1c.**

#### **page 23**

My proposed restoration of Seaport Hill Park



## Section 1a.

### Evolution of Seaport Hill Park

*(park is jettisoned by NPC filed 2/7/2017)*

With the proposed addition of 1.3 million square feet of new massing in this NPC, long-planned Seaport Hill Park has been jettisoned in favor of a narrow, linear hardscape “promenade.”

As the timeline below makes clear, the overwhelming drive to pump leasable space (e.g. commercial massing) into Seaport Square’s buildable envelope has had detrimental impact on numerous open space network objectives, most acutely realized in the loss of Seaport Hill Park.

Seaport Hill Park must be restored as an active use, green park, constructed at grade (no longer on a hill), integrated to open onto the proposed hardscape “promenade” on north and south edges of the park.

Below is a timeline of Seaport Square park approvals since 2010:

### EVOLUTION OF SEAPORT HILL PARK

**In public planning and approvals for 2 years  
Wide stakeholder buy-in (PDA #78, 2008-2010).**

**Quietly diminished via PDA amendments (2010-2016).**

**Quietly eliminated in a 2/2017 Notice of Project Change.**



**2010**  
**PDA #78**  
**BPDA Approved**



**2016**  
**After 6**  
**PDA amendments**



**2017**  
**Filed for**  
**BPDA Approval**

Seaport Hill Park, jettisoned in the 2017 NPC, won public support during Seaport Square master planning (2008-2010). The park was designed for active, recreational uses predominately intended to serve a future residential community at Seaport Square (One Seaport Square, M Block, WaterMark, etc.)

Image Below: Seaport Hill Park rendering as filed in the Seaport Square Project Notification Form (June 2, 2008).



**GALE**  
Architecture  
Morgan Stanley  
DEVELOPMENT  
prepared by: ADD Inc/Reed Hilderbrand

  
**SEAPORT SQUARE**  
IN SOUTH BOSTON

Figure 2.3-24  
Public Realm  
**Seaport Hill**  
Sections & Perspective

Source: Seaport Square Project Notification Form (6/2/2008)  
<https://www.scribd.com/document/339917168/Seaport-Square-Project-Notification-Form-PNF-June-2-2008>

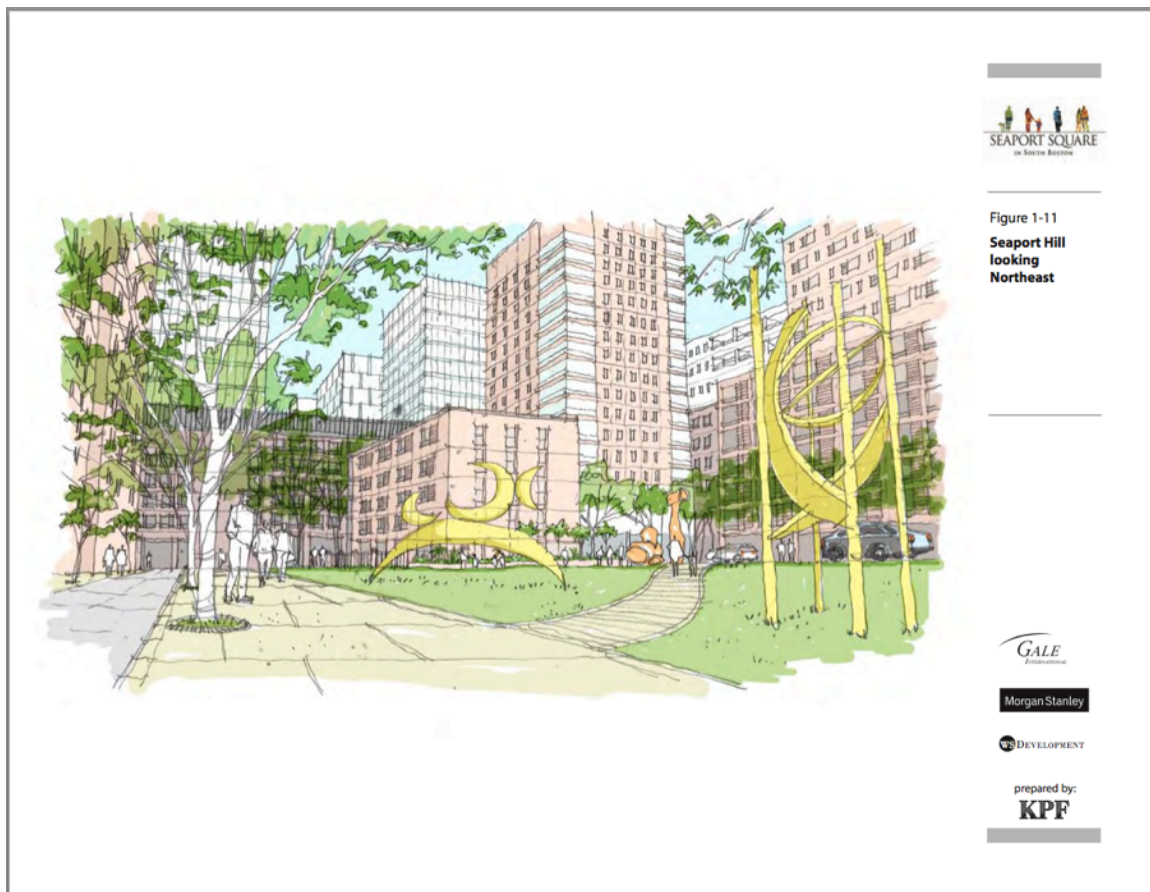
*“Seaport Hill is a lush three-quarter acre open space more than twice the size of Union Park or Worcester Square in the South End as seen in Figure 2.3-23. Similarly designed to be residential in character, it contains a grassy area surrounded on both the east and west sides by rows of large trees, under which a children’s playground, flower garden, dog park, and park benches will be located in a decorative paving zone that extends to the building entrances. At the far edges of the open space, landscaped areas provide a buffer for the ground floor residential units at the sidewalk.”*

Source: Seaport Square Project Notification Form (6/2/2008)

Seaport Hill Park won public support through two years of planning and was defined in a number of official Seaport Square filings leading up to the approval of the PDA #78 Master Plan.

Seaport Hill Park was a feature of Seaport Square's PNF, PIR and DEIR filing for state MEPA regulators, and respective responses to public comments.

Image Below: Seaport Hill Park as filed with BPDA and EOEA (for MEPA certificate) in the Seaport Square Project Draft Environmental Impact Report / Project Impact Report (DEIR/EIR, 2008).



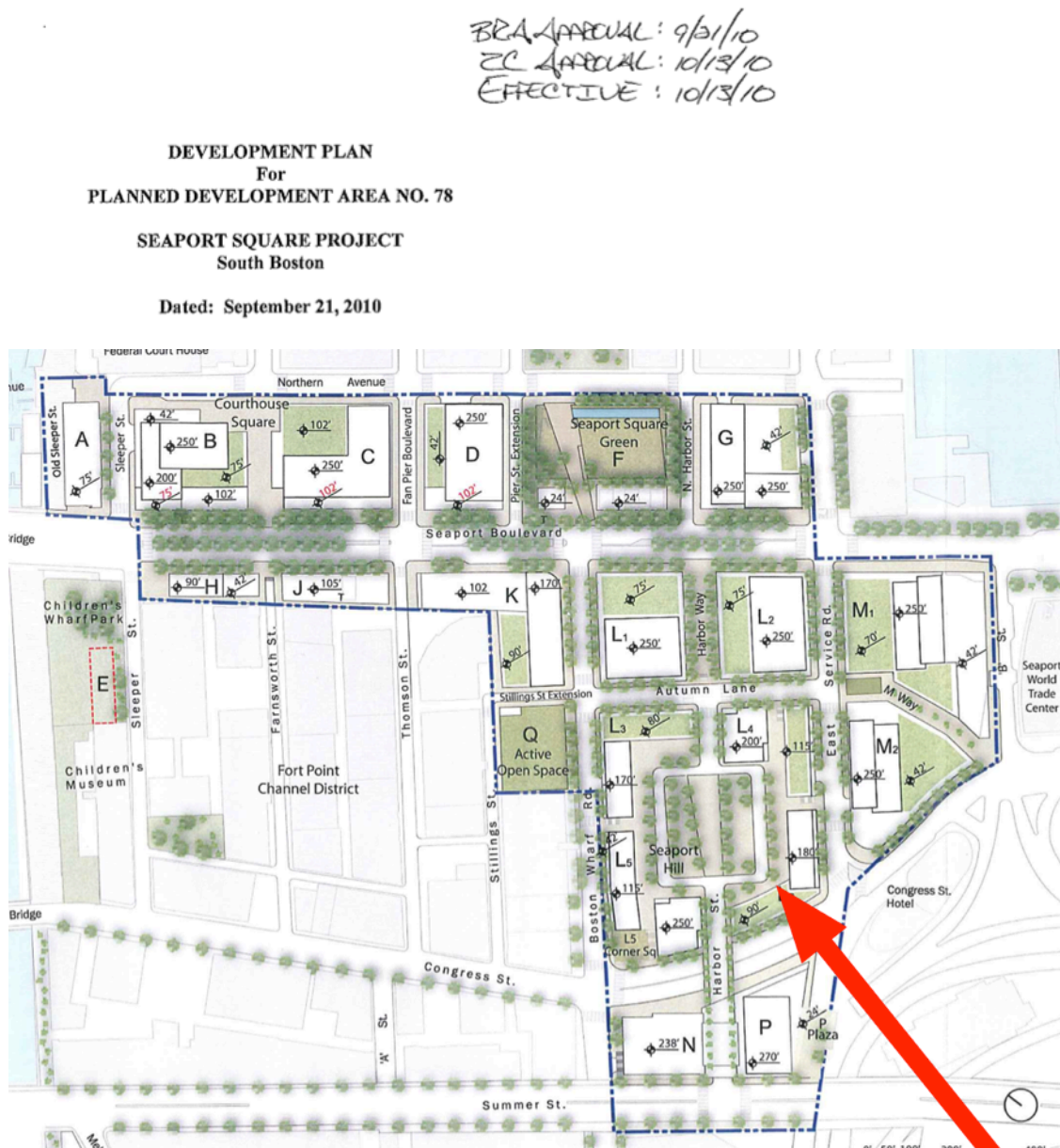
*AUTHOR'S NOTE: I learned the following information in March 2017 from a founding member of Boston Sculptors Gallery:*

*In 2008, during BPDA's master planning of Seaport Square commencing with the filing of a PNF, representatives of DeCordova Museum and Sculpture Park and Boston Sculptors Gallery met with Seaport Square's Master Developer to propose a collaborative sculpture garden at Seaport Square.*



Below Image: Seaport Hill Park as approved by BPDA board in Seaport Square PDA Master Plan (PDA #78, BPDA, Sept 21, 2010). The red arrow has been added here to point to Seaport Hill Park.

*Author's Note: The vast majority of green coloration in the image below is private building rooftops and street trees. The two parks labeled "Seaport Square Green" (Seaport Common in NPC, today hosting District Hall and Fallen Heroes Memorial) and "Active Open Space" (today Q Park) are discussed in the Related Considerations section of this letter.*



From 2010 through present day, Seaport Hill Park survived six amendments to PDA #78.

Shown below is the BPDA-approved Seaport Square Master Plan as it exists today.

Building massing increases BPDA-approved at Seaport Hill since the original PDA approval (2010) decreased the size of Seaport Hill Park. The red arrow has been added here to indicate the location of Seaport Hill Park in the currently-approved master plan.





From 2010 through 2016, Seaport Hill Park was referenced in countless BPDA public presentations, BCDC design review presentations, Article 80 project filings/approvals and a least one Seaport Square investor presentation (below). Seaport Hill Park has been a continuous amenity depended on to move Seaport Square large projects bereft of greenspace through BPDA approvals.

Large projects completed and/or under construction on Seaport Square since 2010:

Envoy Hotel  
Via at One Seaport Square (residential)  
Benjamin at One Seaport Square (residential)  
PwC tower at 101 Seaport  
121 Seaport (office, under construction)  
Watermark Seaport (residential)  
Yotel (hotel)  
BGI Headquarters (office)  
M Block (residential)

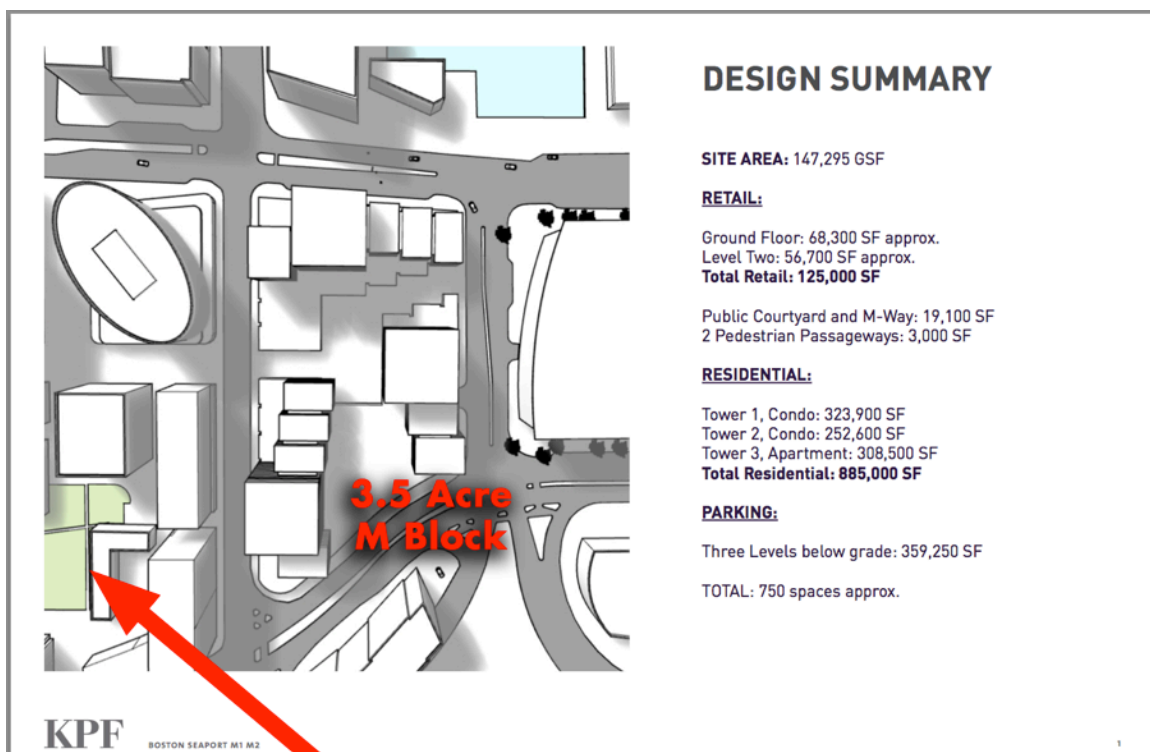
Below Image: 2014 One Seaport Square Investment Strategy Presentation (red arrows added to indicate Seaport Hill Park and civic/cultural uses)



Most recently, Seaport Hill Park was highlighted during BPDA's M Block design approval process (2015) to suggest that future residents of 735 apartments and condos at M Block would benefit from a nearby greenspace.

The M Block project, among largest multi-tower projects in Boston history, was approved by BPDA entirely bereft of greenspace, providing only a small hardscape central courtyard.

Seaport Square's Master Developer and M Block owners had an opportunity to include a small pocket park on a sunlit corner of 3.5 acre M Block parcel, but maximum leasable space has been the priority at every turn.



Source: 2015 M Block presentation to Boston Civic Design Commission, 4/28/2015. (Red arrow added here to indicate Seaport Hill Park and red text added here to indicate location of 3.5 acre M Block).

## **Section 1b.**

### **Concerns re. pedestrian “promenade” as proposed in 2/7/17 NPC** *(replaces Seaport Hill Park)*

The NPC proposes a hardscape “promenade” with a central plaza at the former location of (significantly larger) Seaport Hill Park.

Four buildings surrounding the plaza (formerly Seaport Hill Park) have increased in massing with the NPC. The total massing increase proposed across Seaport Square is 1.3 million square feet.

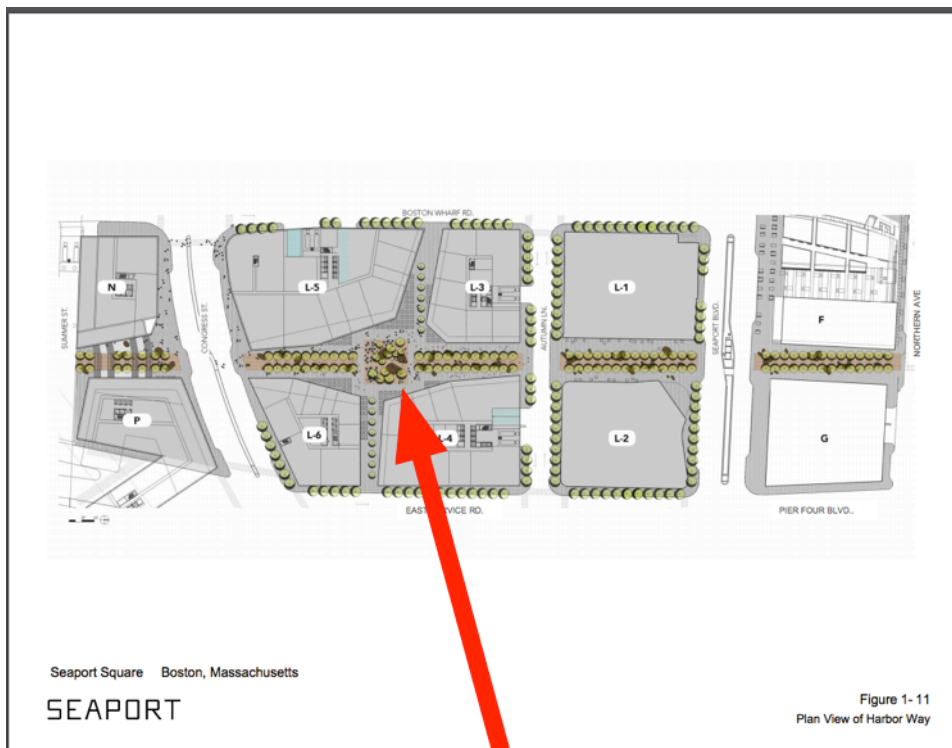


Source: Seaport Square NPC 2/7/2017

The following graphic presents the entire Harbor Way “promenade.” The red arrow has been added to the NPC graphic below to point to the central plaza (at the location of former Seaport Hill Park).

The “promenade” is a series of hardscape paths, broken by streets. The paths are shaped and aligned within the narrow lane created by buildings that have increased in massing with the 2/7/2017 NPC.

Two buildings (below right, 101 and 121 Seaport Blvd) are already completed or under construction.



Source: Seaport Square NPC 2/7/2017 (red arrow added here to indicate central plaza)  
As indicated below, the Seaport Square NPC claims that Seaport Hill Park was problematic because A) it was on a hill and B) it was enclosed on a quad.



Text below is the proponent's stated rationalization for replacing Seaport Hill Park with hardscape Harbor Way "promenade."

### **6.2.2 Public Realm**

The 2010 Project's public realm amenities, while meaningful individually, are often discontinuous when viewed through a district-wide lens, and composed in part of internalized and passive green spaces such as Seaport Hill, which would have served mostly as a front lawn for the buildings encircling it due to its second story elevation and encirclement by a vehicular roadway. The NPC Project seeks to establish a more legible, cohesive, and diverse network of public open spaces. In addition to the district-wide pedestrian connection offered by Harbor Way, each of the District's major thoroughfares (Seaport Boulevard, Northern Avenue, Pier 4 Boulevard, and Boston Wharf Road) has been designed to create bold and enticing streetscapes that both unify the District and create moments of surprise for pedestrians who walk along their length. While a hierarchy of

598/Seaport Square Notice of Project Change

6-3

Urban Design  
Sasaki Associates, Inc.

pedestrian connectivity is implied by the creation of Harbor Way, the Proponent recognizes that all of the major vehicular thoroughfares crisscrossing the district require improvement in terms of pedestrian amenities and streetscape quality. The NPC Project proposes a series of improvements to these major thoroughfares as further enhancements to the overall public realm in the district.

Source: Seaport Square NPC 2/7/17

The rationalization for elimination of Seaport Hill Park is not based in fact, it is based in self-serving convenience to the proponent. No attempt was made in the NPC to overcome stated concerns regarding Seaport Hill Park.

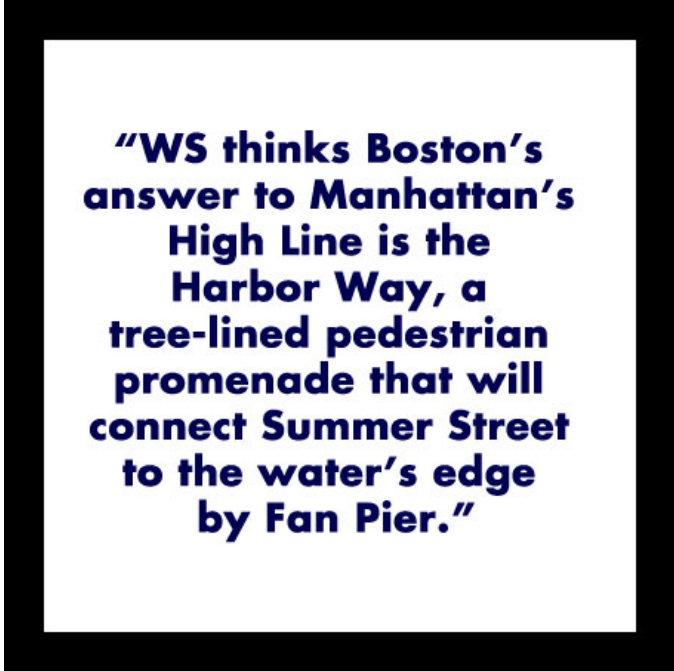
For example, Seaport Hill Park did not have to be on a hill.

And Seaport Hill Park did not have to be enclosed within a quadrangle. It could have been opened along north and south edges, easily integrated with the newly proposed "promenade."



It is evident from considering all facts available in the NPC that the proponent eliminated Seaport Hill Park for a single, predominate reason: to support the increased massing of four buildings formerly abutting Seaport Hill Park.

To win public support, Seaport Square proponents have continued to characterize the narrow hardscape “promenade” and central plaza as “Boston’s answer to Manhattan’s High Line.”

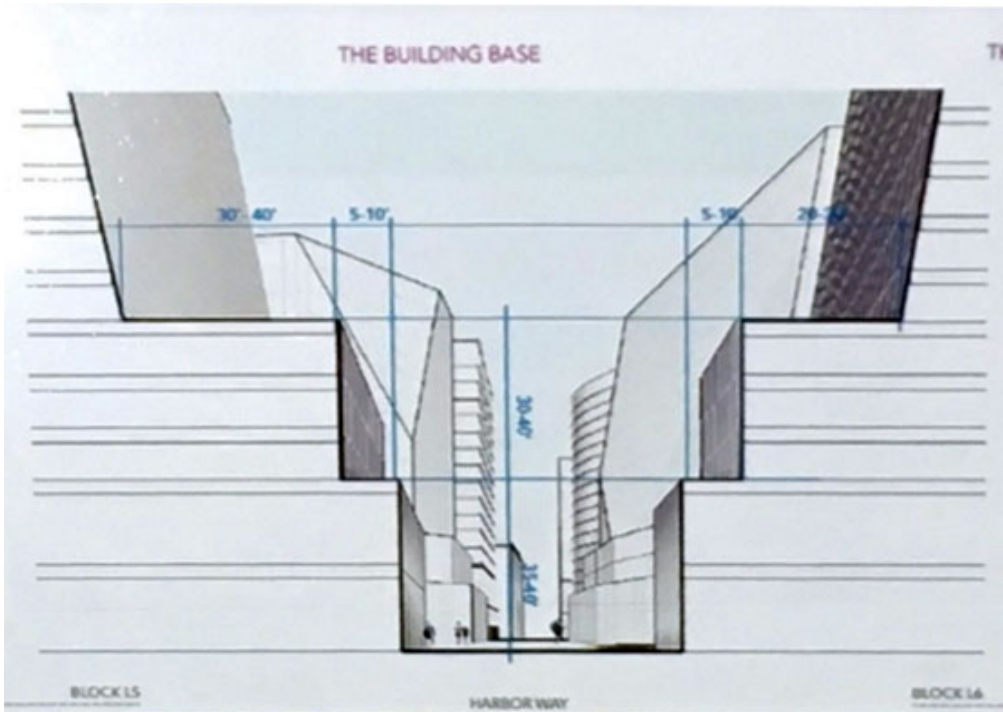


**“WS thinks Boston’s  
answer to Manhattan’s  
High Line is the  
Harbor Way, a  
tree-lined pedestrian  
promenade that will  
connect Summer Street  
to the water’s edge  
by Fan Pier.”**

Source: Boston Globe 2/14/17

<https://www.bostonglobe.com/business/2017/02/14/search-for-seaport-soul-hits-crucial-point/KryYHYBvGyx09pS96yezWN/story.html>

Contrary to the proponent's characterization, Harbor Way, the so-called "answer to Manhattan's High Line" is situated in a deep gulch between buildings pumped with newly added massing.

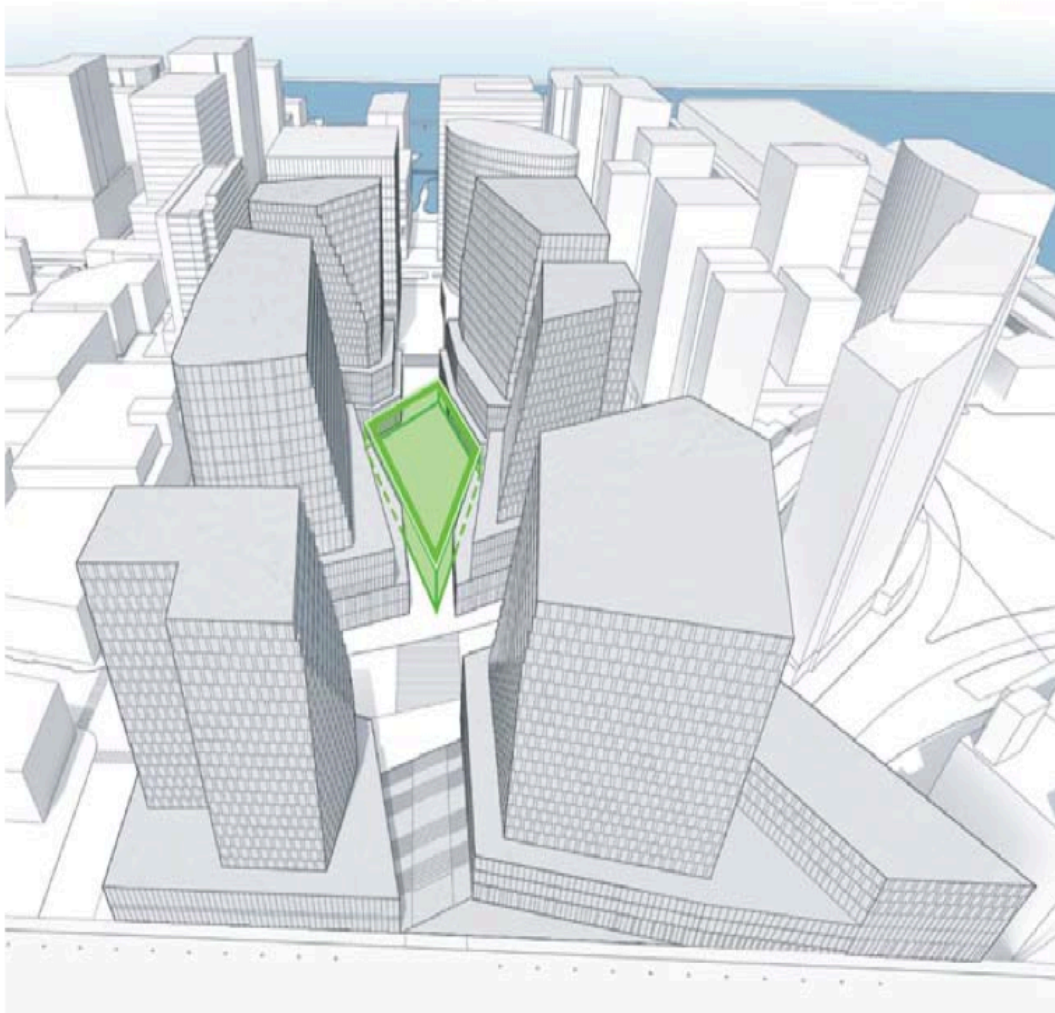


Source: Seaport Square NPC Public Meeting, 2/27/17

Below view at the proposed central plaza and promenade of “Boston’s answer to Manhattan’s High Line” reveals little more than a narrowly confined gulch. The scale and shape of the Harbor Way gulch has been defined by the bloated massing of its abutting buildings.

The central hardscape plaza shown here in green replaces former Seaport Hill Park.

*Author’s Note: In addition to jettisoning Seaport Square Park, two buildings (Blocks N and P) at foreground have both been bloated in new massing, eliminated two smaller pocket parks defined in the Seaport Square Master Plan (see page 8).*



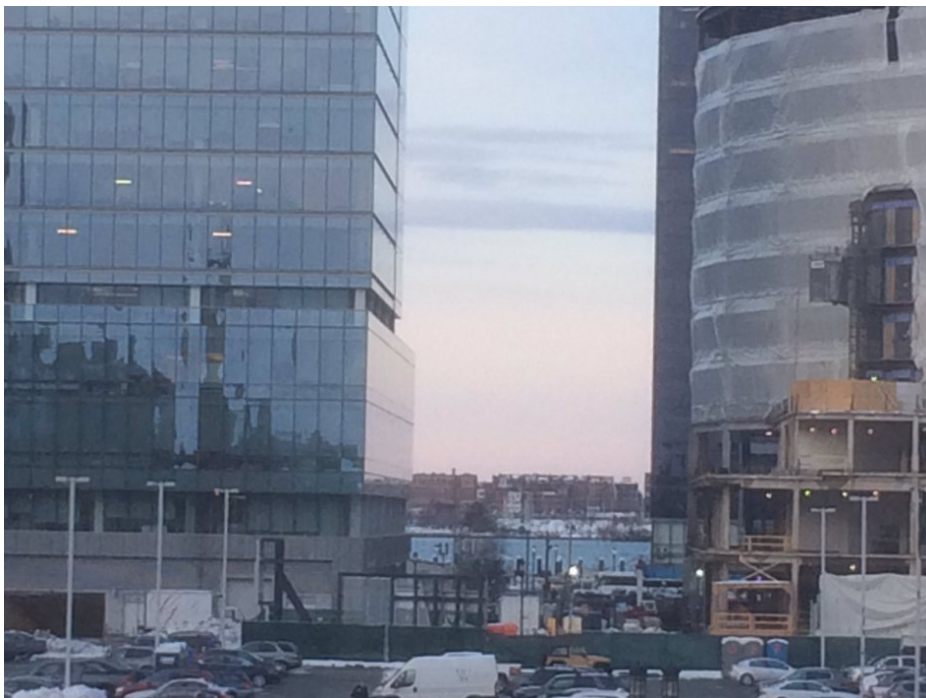
Source: Seaport Square presentation to BCDC 2/28/2017

Outside Harbor Way’s central plaza proposed in the NPC, the remaining sections of the so-called “promenade” are narrow, confined corridors between buildings.



Shown below is a near-complete section of the so-called Harbor Way “promenade,” as it exists today between 101 Seaport and 121 Seaport Blvd (under construction).

101 Seaport’s completed ground floor frontage and hardscape along this existing section of Harbor Way “promenade” are entirely unremarkable, far afield the promenade as it is presented in the NPC and media accounts.





The relatively small size of the central plaza is also limiting in terms of possible uses.



Source: Seaport Square NPC 2/7/17 Fig. 4.1-2

Uses for the central plaza floated in the NPC are pop-up events plopped around a few permanent boulders (boulder types are given significant attention in the NPC). These concepts are dismally inconsequential for a top-tier waterfront, and poorly address anticipated needs of a Seaport population seeking meaningful engagement.

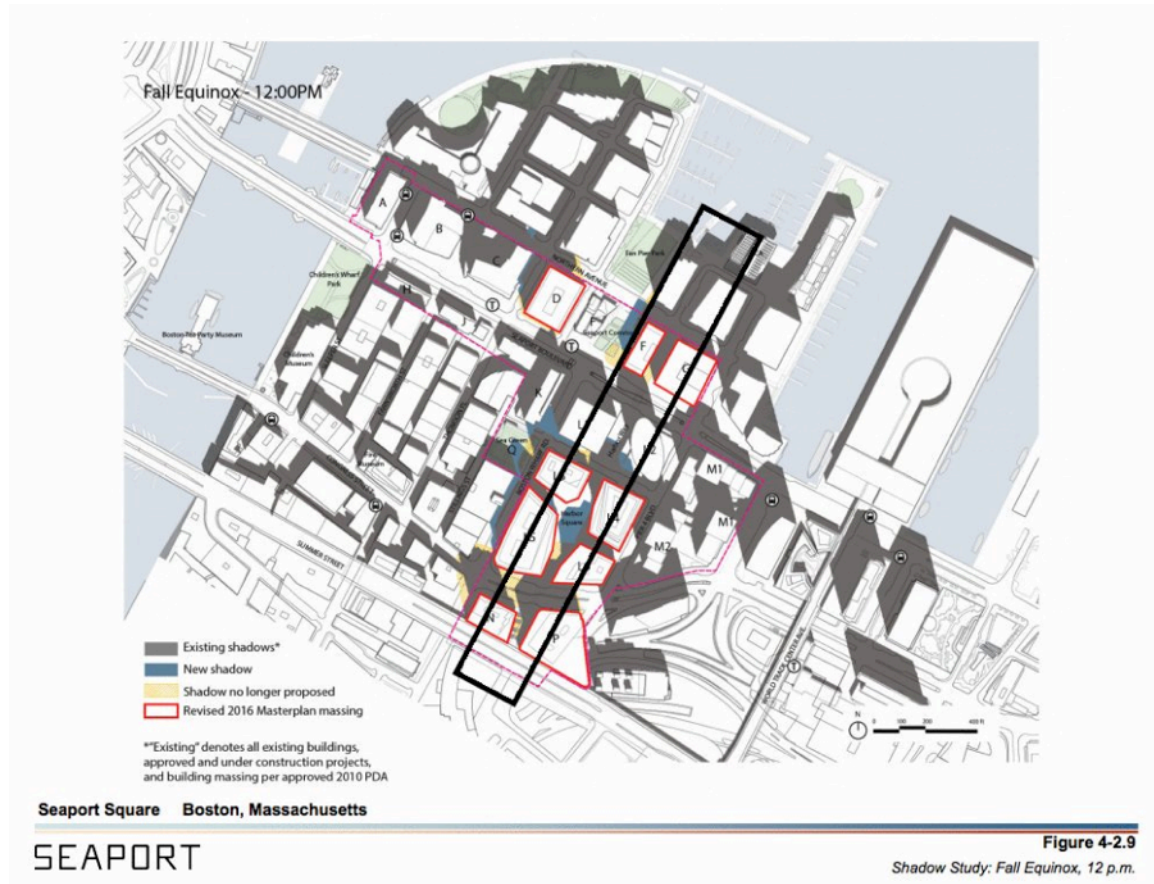




The promenade as detailed in the NPC is especially problematic.

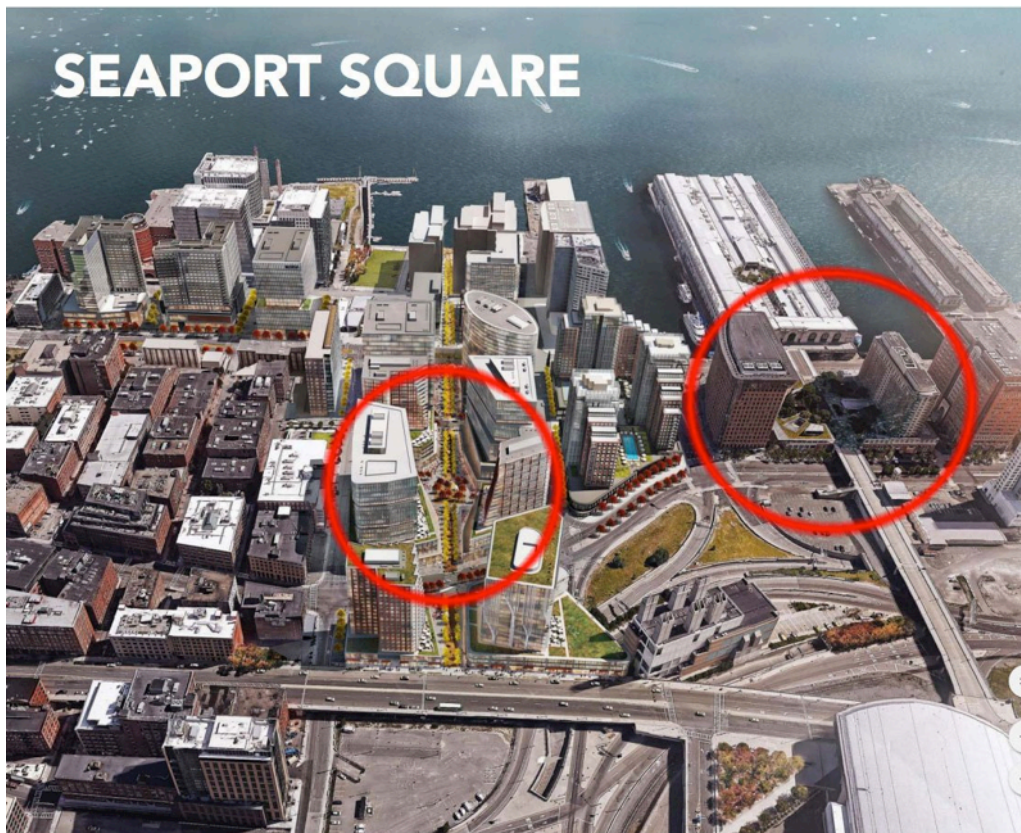
The entire length of the promenade is shrouded in shadows on nearly every shadow study graphic published in the NPC other than summer solstice at 12 PM.

Shown below, fall equinox at 12 PM.



Without disclaimer, the proponent misrepresents shadows in graphics published in the NPC, media and public presentations.

Red circles added here to the NPC graphic draw attention to two mutually impossible shadows. According to the shadow study in the NPC, generous sunlight shown on the “promenade” as shown here would only be possible at 12 PM on the summer solstice.



Source: Seaport Square Notice of Project Change 2/7/2017

RELATED: In addition to publishing impossible shadows, the NPC presents building rooftops, terraces and building bases colored **green** in numerous renderings (example above) and illustrations. Street crossings along Harbor Way “promenade” are painted **green** in a number of NPC graphics.

While sunlight, **green** rooftops and **green** street crossings in numerous NPC graphics may be defended as idealism, these flourishes are misleading to readers interested in developing a perception of the Harbor Way “promenade” as it would actually be experienced by a pedestrian.

The proponent continues to claim that the promenade is “*unbroken*.”

**“We’re prying open the city fabric in the Seaport District and creating an *unbroken*, beautifully landscaped public park.”**

— Boston Herald 2/3/2017

[http://www.bostonherald.com/business/real\\_estate/2017/02/new\\_plans\\_for\\_seaport\\_square\\_project](http://www.bostonherald.com/business/real_estate/2017/02/new_plans_for_seaport_square_project)

Contrary to the proponent’s assertions, the Harbor Way “promenade” is broken by multiple unfriendly street crossings — four street crossings including the final block crossing Northern Ave to Fan Pier. Three of the four crossings are among Boston’s widest streets (Northern Avenue, Seaport Boulevard, Congress Street).

Two of the three street crossings within the bounds of Seaport Square exceed widths of 60 feet, as does Northern Ave connecting the “promenade” to Fan Pier.





The proponent has repeatedly suggested that the promenade welcomes pedestrians to the water's edge.

**“WS thinks Boston’s answer to Manhattan’s High Line is the Harbor Way, a tree-lined pedestrian promenade that will connect Summer Street to the water’s edge by Fan Pier.”**

Source: Boston Globe 2/14/17

In fact, the proposed “promenade” has no relationship with water’s edge as it connects to the final block at Fan Pier. The final Fan Pier block already exists as a street with vehicular access to ICA Boston.

Introduced as an 11<sup>th</sup> hour afterthought, the proposed promenade is misaligned with the final block at Fan Pier. The promenade is half-aligned with an existing tower at 100 Northern Avenue and half aligned with a sidewalk and Fan Pier street.

The red arrow (below, left) indicates the “promenade’s” point of misalignment at Fan Pier. Graphics in the NPC (including the example below) illustrate the final block at Fan Pier as an angled row of trees, misrepresenting the final block at Fan Pier as both aligned with the promenade and falsely implying that block is pedestrian only.

Shown at below right, the actual alignment from Seaport Square’s proposed “promenade,” misaligned with 100 Northern Ave, with no clear relationship to water’s edge.

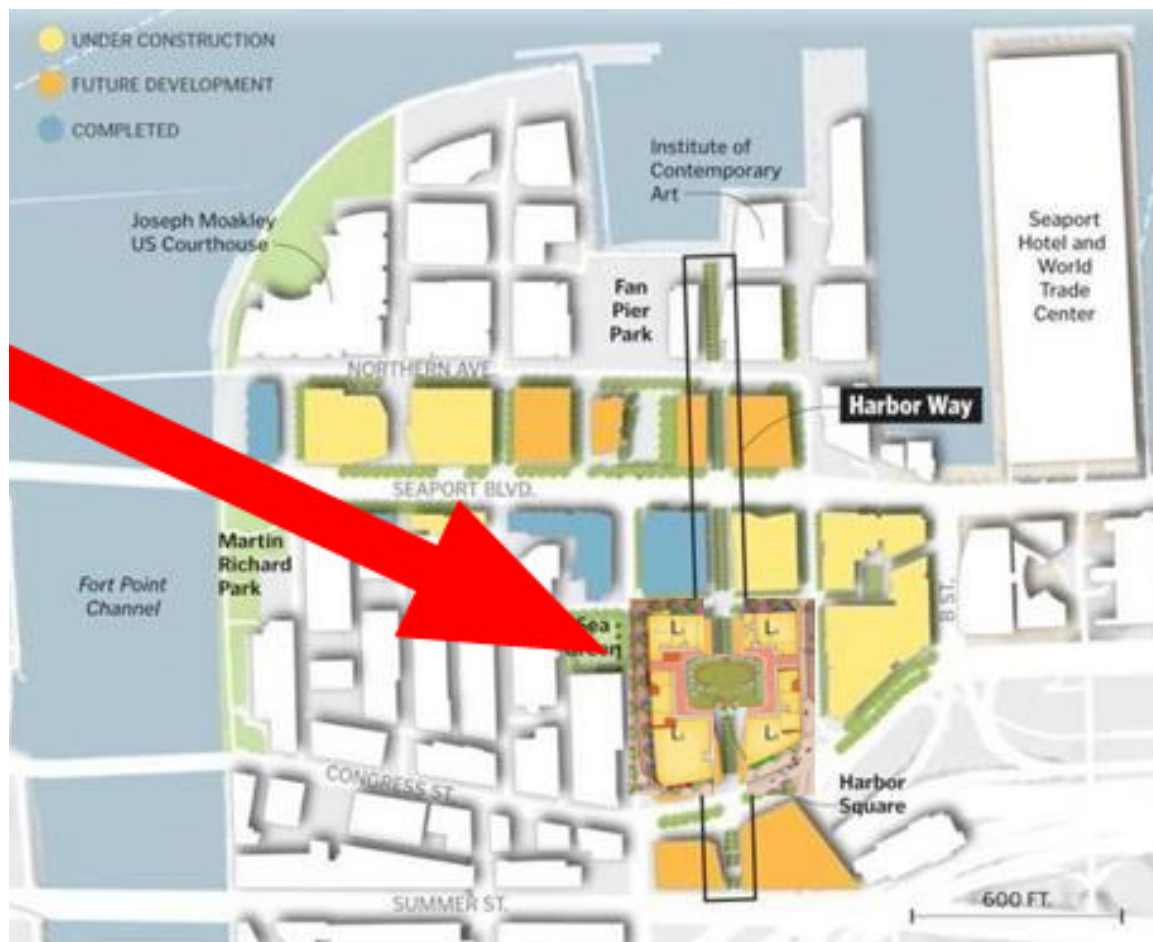


### Section 1c. My proposed restoration of Seaport Hill Park

Seaport Hill Park must be restored to represent the active use recreational greenspace that was long-planned and anticipated through 8 years of public process (2008-present) and six years of PDA amendments and project approvals (2010-present).

It is important to note that Seaport Square planning followed years of Seaport planning, Municipal Harbor Plan drafting and Fort Point planning. These processes considered the Seaport's greenspace network as well as pedestrian access.

Below is one possible view of a restored Seaport Hill Park, integrated with the remaining portions of the proposed "promenade." In my proposed restoration below, I accept the massing increases at Seaport Hill secured by Seaport Square's Master Developer through PDA amendments between 2010 and 2016, resulting in a decrease in park size since approval of Seaport Hill Park in PDA #78 (2010).





Shown below is my crude attempt in Photoshop to represent a restored Seaport Hill Park, and integrate the park with remaining sections of the proposed promenade.

A tennis court is added to this restoration of Seaport Hill Park, to indicate scale.



## AUTHOR'S NOTE

*Meaningful promenades are planned through a public process, with a sense of larger context as well as arrival locations, destinations.*

*For example, the D Street corridor was planned and codified into the BPDA Seaport Public Realm Plan, drafted between 1997 and 1999 (100+ public meetings).*

*Over 1,000 stakeholders working with BPDA and COB-hired planners Coopers Robertson and Partners determined that D Street pedestrian corridor would provide a pedestrian-friendly path from South Boston's traditional residential community to the burgeoning Seaport District.*



Source: South Boston Waterfront Public Realm Plan (1999)

By contrast, the promenade of the Seaport Square NPC was concocted six years into Seaport Square groundbreakings, in a private process with no public input.

The “promenade” of the Seaport Square NPC is a confined pedestrian alley, shrouded in shadow. Its misalignment with Fan Pier belies its evolution as a convenience to support massing increases — little more than an afterthought.

## **Section 2: Restoring Civic/Cultural Obligations**

### **Section 2a. page 27**

Evolution of Seaport Square Civic/Cultural Obligations

### **Section 2b. page 37**

My proposed restoration of Civic/Cultural Obligations

## **Section 2a.**

### **Evolution of Seaport Square Civic/Cultural Obligations**

#### Background

For the decade leading up to Seaport Square's public process (1997-2008), BPDA routinely asserted that the agency would be providing multi-acre massing approvals in the form of single "Planned Development Areas" (PDAs) to ensure that the Seaport's so-called "Master Developers" would have the financial incentives necessary to support long-planned public, civic and cultural amenities along with commercial projects.

For the two-year duration of Seaport Square planning (2008-2010), BPDA and the "Master Developer" of Seaport Square codified public, civic and cultural objectives into a number of project filings including the Seaport Square Project Notification Form (PNF, 2008) and Seaport Square Draft Environmental Impact Report (PIR/DEIR, 2008). These project filings were used during subsequent planning charrettes to win public support for final approval of a Seaport Square "Master Plan."

While *public* process largely regarded the Project Notification Form (PNF) and public presentations, Seaport Square's controlling legal document (e.g. rezoning and defining public, civic and cultural uses) was drafted by Seaport Square proponents working quietly and privately with BPDA planners. This document, Seaport Square PDA #78, was only published for public review upon BPDA board approval. The PDA itself was not the subject of public scrutiny.

The two-year public planning process following the filing of the Seaport Square Project Notification Form in 2008 must be distinguished from the BPDA's parallel, largely private PDA drafting process because the PDA itself represented an unusual number of privately negotiated compromises, some far afield of the public discussions and commitments made in publicly reviewed filings.

To citizens participating in public process, the open space, civic and cultural obligations discussed by BPDA and the proponent during the two-year planning process were seen as requirements. While it was widely understood that the 23-acre Seaport Square "Master Plan" might see shifts in building locations and uses, the total square footage of public space, and civic and cultural uses, were each promoted as obligations necessary to fulfill a larger vision (e.g. "Master Plan"), not simply aspirational.

The *aggregation* of cultural space within of Seaport Square's Master Plan was a determination made privately by the Master Developer and BPDA, prior to the filing of the Seaport Square PNF in 2008. Public expectations of total square footage of civic/cultural uses during the two-year planning process were directed toward fulfillment of the *aggregated* benefit in the form of a Performing Arts Center.

Seaport Square's civic and cultural obligations were clearly delineated in the Project Notification Form (PNF) filed at BPDA on June 8, 2008.

I have highlighted the Performing Arts Center in yellow here to emphasize the fact that the Performing Arts Center (among other listed items) was proposed as an *expected* component of the 23-acre Master Plan.

The Performing Arts Center and other "community contributions" were not considered "notional" as has been recently suggested by Seaport Square proponents.

It is very important to note the word "could" in the second sentence of the PNF. Here, the word "could" pertains to the *location* of the Performing Arts Center. This fact matters in interpretation of PDA #78 language (more later in this letter).

New civic, cultural and community contributions include:

- ◆ **Performing Arts Center:** An approximately 1,800 seat, 250,000-square foot facility designed for performance arts could be located on Summer Street. This performing arts center could be used by such arts institutions as the Boston Ballet or the Berklee College of Music, and will provide a new venue for performances to be enjoyed by both tourists and locals. Final determination is dependent on local demand and funding.
- ◆ **Flexible Gallery Space:** A flexible gallery space is proposed adjacent to the largest open space associated with the Project, Seaport Square Green. The Proponent envisions a space where neighboring artists can show their work, as well as a place for arts classes and community gathering, as well as coordination with the ICA. This arts space will increase community interest and connection to the area.
- ◆ **Educational Facilities:** To attract families to the site, a privately funded Pre-K -1 public pilot school for 200 children will be located within the Project. The Proponent has also committed to substantial annual scholarships for City residents to a new K-12 international school. After hours this space may be used for adult education programs or other continuing education needs open to City residents.
- ◆ **Public Library:** Seaport Square will include a new neighborhood branch of the Boston Public Library to serve area residents and complement the South Boston Branch Library.
- ◆ **Catholic Chapel:** A new facility will be constructed to relocate the existing Chapel (Our Lady of Good Voyage Chapel) to a site that is more conveniently located within the community, providing better access for churchgoers and greater visibility for the new Chapel.

Source: Seaport Square Project Notification Form, June 8, 2008



Civic amenities including a Branch Library and the forementioned Performing Arts Center are defined in over a dozen distinct references in the Seaport Square Project Notification Form as filed on 6/8/2008.

K. Describe the project's other impacts on land:

The Project involves development of approximately 23 acres of land, most of which is currently used for surface parking, into a mixed use, smart growth development proximate to public transportation. The Project will include elements such as green roofs and landscaping which will improve the quality of water that infiltrates into the ground. In addition, the development will improve the surrounding area by including street-level retail throughout the Project and creating open spaces, a new public library, a performing arts center, and other amenities. See Section 1.0 of this PNF/ENF for a more detailed description of the Project benefits.

Source: Seaport Square Project Notification Form, June 8, 2008

:

Seating capacity of the Performing Arts Center, with a comparison in the PNF to Boston's Opera House, factored into Seaport Square traffic projections.

Civic and cultural amenities were defined in Seaport Square's Draft Project Impact Report / Environmental Impact Report (DPIR/DEIR, 2008) submitted to city and state regulators. As a large project, it was my understanding that Seaport Square required a MEPA certificate from EOEA (now EEA).

#### 1.2.1.5 Cultural Corridor

Throughout Boston, cultural institutions contribute to the rich tapestry of urban life and serve as important centers of the neighborhood in which they reside. For residents and visitors alike, the Museum of Fine Arts, Symphony Hall, Boston Center for the Arts, and the Theater District are familiar destinations, integral to civic life and vital to the economic vitality of the City.

With this in mind, the physical link created from Summer Street to Seaport Boulevard by Harbor Street and Harbor Way is conceived as a "Cultural Corridor" connecting the ICA to the BCEC (see Figure 1-15). The intent of the Cultural Corridor is to establish the area as a new cultural destination for the City, activating the South Boston waterfront and contributing to its economic success.

Anchoring the waterfront end of this corridor is the ICA's visionary new building, a globally recognized icon of contemporary culture, and a catalyst for the arts in Boston. Garnering worldwide acclaim, the physically isolated ICA will soon be linked to Seaport Square and Fan Pier developments.

At the opposite end of this corridor, where Harbor Street meets the elevated Summer Street, a new landmark performing arts and education complex will occupy Blocks P and N. Designed to further stimulate the cultural life of the City, the performing arts center will build on the arts identity of the neighboring Fort Point Channel District and leverage its proximity to the ICA and the waterfront, the BCEC, and the numerous adjacent hotels.

The Project further designates sites along Harbor Street for a series of cultural venues. These include the outdoor sculpture gardens on the open space at Seaport Hill, exhibit space on Block G, arts related retail on Block L1, public art and performance venues on Seaport Square Green, and a branch library or similar public use at Block D. Together these will create a strong cultural component for the area and will activate and provide year-round use to the Project.

This Cultural Corridor is a key organizing principle for Seaport Square, and by creating and promoting its identity as a cultural destination, the economic vitality of the new neighborhood's mix of residential, office, and retail uses is further enhanced. Seaport

Civic and cultural amenities were delineated in the Response to Public Comments on the PIR/DEIR filed in 2008.

## 9.0 RESPONSE TO COMMENTS

This Chapter provides responses to the BRA Scoping Determination, MEPA Certificate and the comment letters that were received on the Project Notification Form/Environmental Notification Form (PNF/ENF) filed with the BRA and MEPA on June 2, 2008, and on the Notice of Project Change (NPC) filed with MEPA on March 31, 2009. The letters have been reproduced and individual comments coded in the margins. Responses to the comments follow each individual letter and can be matched using the comment code numbers. Letters were received from the following State Agencies, City of Boston Departments, Organizations, and individuals:

### DEP.3 Facilities of Public Accommodation.

The Project will create a gateway to the South Boston waterfront by providing new open space areas on a fully activated site. Block A will provide interior space for a visitor's center which will reinforce the gateway concept.

All ground-floor building space within Blocks B, G and M1 will be occupied by Facilities of Public Accommodation (public uses), including those portions of Blocks B, G and M1 outside of licensing jurisdiction. In addition, Blocks B, G and M1 will include second level Facilities of Public Accommodation, thereby providing additional public benefits beyond those required by the SBMHP. A public restroom will be provided. A Chapel will be located on Block H.

A new water transportation kiosk will provide information and schedules for MBTA Silver Line and bus and taxi service providing easy connections to Downtown, the airport and surrounding communities. The kiosk will also provide public transportation schedules for all of the area's service lines creating a central hub for information for riders from the adjacent Fan Pier Marina which offers access to commuter boats and water taxis

A new Cultural Corridor will provide a physical link from Summer Street to Seaport Boulevard via Harbor Street; the Cultural Corridor will connect the Institute of Contemporary Art and the Boston Convention and Exhibition Center. With these two buildings, there will be a new cultural destination in the City that will include

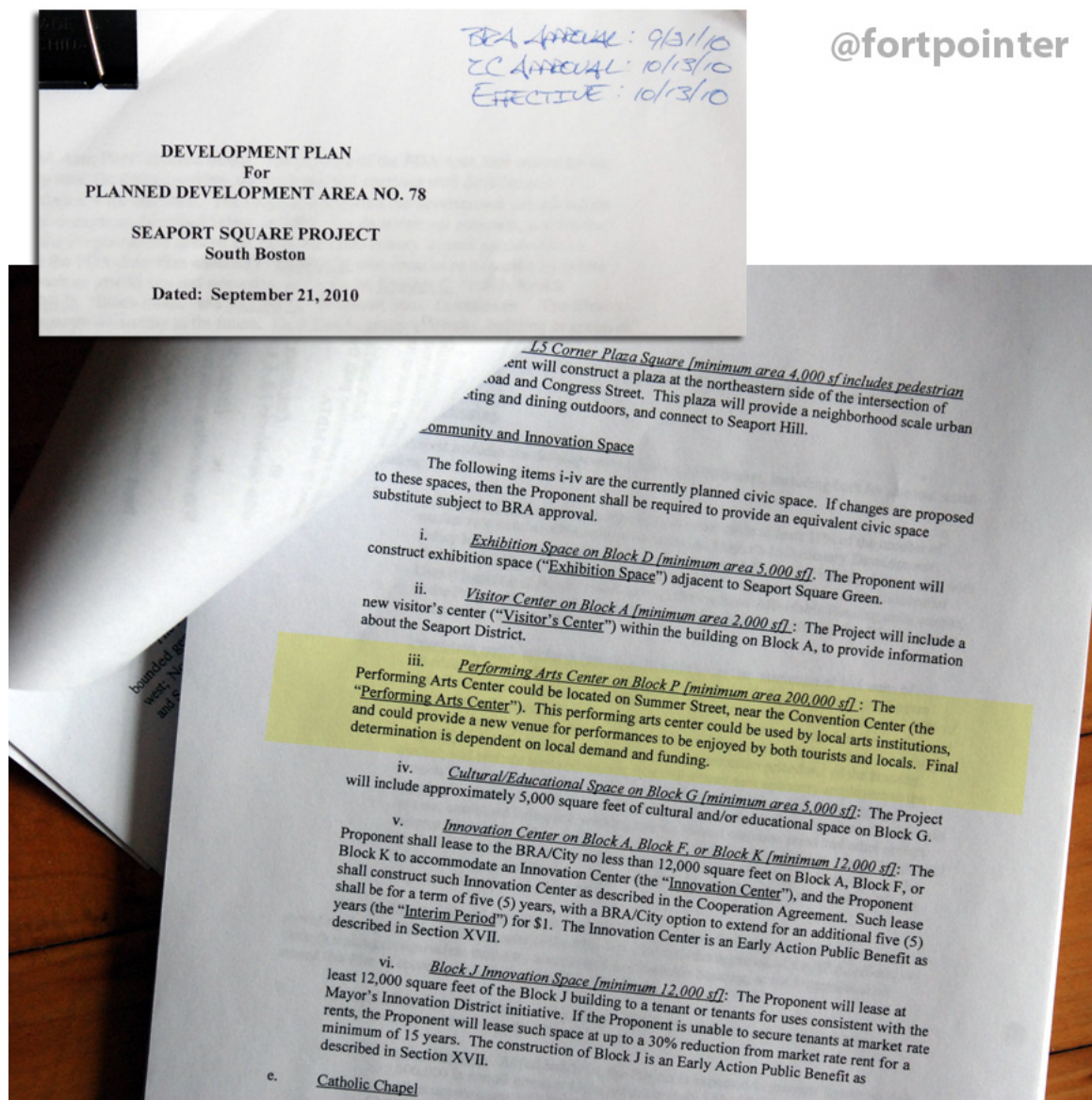
2139/Seaport/Draft PIR/DEIR

Response to Comments  
Epsilon Associates, Inc.

sculpture gardens on Seaport Hill, a performing arts and education complex on Blocks P and N, exhibition space at Block G, arts-related retail on Block L1, public art and performance venues on Seaport Square Green, and a branch library at Block D. The Cultural Corridor will build on the arts identity of the neighboring Fort Point Channel District and create a strong cultural component that will activate and provide year-round use of Seaport Square.

In the privately drafted Planned Development Area (PDA #78, 2010), the Performing Arts Center (tentatively sited on Block P) was couched in language using the legal weasel word “could” which perhaps suggest the aggregated square footage of civic/cultural space is “notional.”

It is important to refer back to Seaport Square’s Project Notification Form to understand the root source of the word “could” before it was adopted into the PDA (see page 28 of this letter). This word “could” in the PNF referred to a *location* on Summer Street. It was not an indication that the aggregated civic/cultural space itself, as anticipated by the PNF and DPIR/DEIR, was a “notional” or optional benefit.





Seaport Square proponents today suggest that the Performing Arts Center (e.g. aggregated civic/cultural space) is “notional,” perhaps basing this claim on the word “could” in the BPDA-approved, privately drafted PDA #78.

“

*‘This was essentially a placeholder for this notional 200,000-square-foot performing arts center with a whole list of caveats and subject-to’s.’*

Source: Boston Globe 2/16/17  
<https://www.bostonglobe.com/business/2017/02/16/seaport-plan-scales-back-arts-facility/IQrZiCGLDwMlPYmtV8LZQO/story.html>

The assertion of “notional” cultural space is not only an affront to participants in Seaport planning and Seaport Square planning, it contradicts two years of filings and statements made by Seaport Square proponents during public planning between 2008 and 2010.

Seaport Square proponents played kick-the-can with civic/cultural benefits, developing numerous large projects while postponing any action on of the aggregated benefit defined in the Performing Arts Center on Block P.

The aggregation of civic/cultural space in a future-phased Block P enabled Seaport Square’s Master Developer to proceed with a large number of large projects bereft of civic or cultural uses including WaterMark, One Seaport Square, M Block, Yotel, PwC and 121 Seaport. (Note: The Envoy Hotel has a small civic/cultural space, fulfilling a requirement of state Chapter 91 tideland regulations.)



Contradicting its own public statements regarding “notional” civic and cultural uses, the proponent expressly, repeatedly attempts to eliminate civic and cultural requirements in the actual text of the NPC filed on 2/7/17.

Shown below is one attempt in the NPC to transform 226,800 square feet of civic and cultural use obligations into being optional, at the discretion of the proponent. Yellow highlighting is added here for emphasis.

**Table 1-3      Seaport Square Program - Use Comparison**

Development Program	2010 Project Total (GFA)	NPC Project Total (GFA)	Difference
Retail/Entertainment	1,237,100	1,123,495	(113,605)
Residential	2,840,800	3,209,000	368,200
Office/Research/Innovation	1,157,300	2,854,515	1,697,215
Hotel	859,200	476,800	(382,400)
Cultural/Civic*	243,000	16,200 (minimum)	(226,800)
<b>TOTAL</b>	<b>6,337,400</b>	<b>7,680,010</b>	<b>1,342,610</b>

\*N.B.: In addition to the specific requirements noted above, Cultural Uses are intended to be interspersed throughout the NPC Project area and will be substitutable for any other Use type on any Block within the NPC Project Site. The ultimate GFA of Cultural Uses will be determined in accordance with the process described in Section 1.4.3.

Source: Seaport Square Notice of Project Change 2/7/17

Without providing data from a cultural study or survey, the NPC suggests that construction and operation of a single cultural facility is “infeasible.”

On Blocks N and P, the NPC Project proposes a flexible mix of residential, possibly hotel, and office/research use above two to three levels of retail on the lower levels of each building facing both Congress and Summer streets, adjacent to the Summer Street Steps. This use mix, which is consistent with the mixed-use approach proposed for Blocks L3-6, is intended to support a vibrant, 18-hour retail district starting with a dramatically improved streetscape along Summer Street. The uses proposed for these Blocks generally are consistent with the 2010 Project, although given the infeasibility of constructing and operating a single cultural facility, as contemplated in the 2010 Project, the Proponent will instead seek to promote a diverse array of different types and sizes of cultural spaces throughout the Project, with the goal of making the Seaport a thriving cultural destination. The Proponent will incorporate a variety of cultural uses in multiple locations within the NPC Project Site as the NPC Project is built out (e.g., performance space, gallery space, studio/maker space, public art installation, rehearsal space), and will be allowed to substitute Cultural Uses for any other use category within the NPC Project Site to promote the organic growth of a series of cultural amenities in the district as the NPC Project is built out.

Source: Seaport Square Notice of Project Change 2/7/17

The NPC states that spaces would be dispersed among remaining (unbuilt) Seaport Square projects, expressly eliminating any requirement of a *total* required square footage comparable with the Performing Arts Center defined on Block P in PDA #78.

*Author's Note: Quiet Elimination of Other Civic Amenities*

While suggesting smaller civic and cultural uses will be distributed among remaining projects, it is notable that — in addition to the Performing Arts Center — the NPC as filed eliminates smaller BPDA-approved civic spaces that were clearly defined in the PDA #78 Master Plan.

For example, a 5,000 square foot public “exhibition space” on Block D is quietly eliminated in the NPC. The NPC improperly claims the newly defined Block D is “like the 2010 project” despite the fact that the 5,000 square foot exhibition space has been deleted from the description.

At one time during Seaport Square planning, this now-eliminated 5,000 square foot public “exhibition space” was presented as a Branch Library.

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d. Civic/Community and Innovation Space

**PDA #78 (2010)**

The following items i-iv are the currently planned civic space. If changes are proposed to these spaces, then the Proponent shall be required to provide an equivalent civic space substitute subject to BRA approval.

- i. Exhibition Space on Block D [minimum area 5,000 sf]. The Proponent will construct exhibition space (“Exhibition Space”) adjacent to Seaport Square Green.
- 

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**Notice of Project Change 2/2017**

On Block D, the NPC Project, like the 2010 Project, proposes a new office/research building. The building will have at least one level of retail on the ground floor. The increased density on this Block will help accommodate the growing innovation economy in the Seaport District and make possible the extraordinary architectural quality and creativity that is envisioned for this building.

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## Section 2b.

### My proposed restoration of Seaport Square Civic/Cultural Obligations

Seaport Square proponents must not be allowed to provide legal cover for converting civic/cultural obligations delineated in square footage to square footage at the discretion of future developers.

History makes clear that, if allowed, Seaport Square proponents will play kick-the-can with significant commitments to civic/cultural space. Such an approach may be allowable under the PDA, but PDAs are prone to having stated commitments and promises jettisoned. Commitments must therefore be strengthened in this NPC, not weakened.

References in the NPC allowing for the conversion of existing civic/cultural obligations into being optional at the discretion of the proponent, for example the subtraction of 226,800 sf indicated in the following chart, must not be approved. Approval of the following chart would be an indication in years to follow that civic/cultural commitments were considered and approved to be optional.

---

**Table 1-3      Seaport Square Program - Use Comparison**

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Development Program	2010 Project Total (GFA)	NPC Project Total (GFA)	Difference
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<b>TOTAL</b>	<b>6,337,400</b>	<b>7,680,010</b>	<b>1,342,610</b>

\*N.B.: In addition to the specific requirements noted above, Cultural Uses are intended to be interspersed throughout the NPC Project area and will be substitutable for any other Use type on any Block within the NPC Project Site. The ultimate GFA of Cultural Uses will be determined in accordance with the process described in Section 1.4.3.

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Source: Seaport Square Notice of Project Change 2/7/17

The Performing Arts Center won public support during two years of Seaport Square planning (2008-2010) and survived six years of PDA amendments (2010-present):

New civic, cultural and community contributions include:

- ♦ **Performing Arts Center:** An approximately 1,800 seat, 250,000-square foot facility designed for performance arts could be located on Summer Street. This performing arts center could be used by such arts institutions as the Boston Ballet or the Berklee College of Music, and will provide a new venue for performances to be enjoyed by both tourists and locals. Final determination is dependent on local demand and funding.

Source: Seaport Square Project Notification Form (2008)

## FACTS

- A) The proponent has an obligation to a Performing Arts Center of at least 200,000 square feet as defined in PNF, DEIR/PIR and PDA #78.
- B) The proponent states in the NPC that a single aggregated space is not feasible.
- C) The proponent states that they have registered demand for smaller civic and cultural spaces. (source: <https://www.bostonglobe.com/business/2017/02/16/seaport-plan-scales-back-arts-facility/IQrZiCGLDwMIPYmtV8LZQ0/story.html>)

**Ergo, the proponent must provide at least 200,000 square feet of civic and cultural uses dispersed or aggregated across the remaining projects at Seaport Square. The total space of at least 200,000 sf must be clearly defined and strengthened in the NPC.**

Boston Center for the Arts is a terrific model of a mid-scale performing arts center with smaller multi-purpose and ancillary uses.

200,000 square feet of civic/cultural uses is only marginally acceptable considering nearly 8 million square feet of commercial space to be approved at Seaport Square. The NPC filed on 2/7/17 proposes 1.3 million square feet of new density at Seaport Square, pumping up an already-dense project with leasable commercial space.

Massing increases have been proposed at the expense of public space at Seaport Square. And Seaport Square profits (further discussed in Section 4) must be considered in terms of subsidizing the development of all civic/cultural uses.



## **Section 3: Related Considerations**

### **Section 3a. page 40**

Block F (originally approved as Seaport Square Park)

District Hall  
Seaport Common / Fallen Heroes Memorial  
Food Court

Q Park

When considering the loss of Seaport Hill Park and the jettisoning of civic/cultural obligations at Seaport Square, it is important to consider larger planning context.

Existing “public benefits” already completed at Seaport Square during the past six years of large project development speak to the 23-acre master plan.

### **Block F: Misrepresentation of District Hall as a Civic Benefit**

District Hall was negotiated during approval of Seaport Square’s PDA Master Plan, a master plan purportedly representing \$3.5 billion in commercial development.

District Hall, a ~12,000 square foot one-story building, was constructed by Seaport Square owner-stakeholders for a reported cost of \$5.5 million.

District Hall was sited on Block F, on a parcel that had been long-planned and BPDA-approved as a large recreational park aligned with Fan Pier open space.

District Hall is widely misperceived as a permanent facility. District Hall is leased by Seaport Square owners to the City of Boston for 5 years (2013-2018), with one 5-year extension available to COB (2018-2023).

Upon termination of the lease, the District Hall building reverts to the Seaport Square landowner. Seaport Square’s legal representatives have protected the right to demolish District Hall upon lease expiration (source: PDA Amendment).

District Hall public hours vary, at the discretion of its operator.

District Hall, predominately used for events benefiting the for-profit business sector, has been widely promoted as a civic space, even referred to as the “Library of the 21<sup>st</sup> Century.”

Promotion of District Hall as a negotiated “civic” benefit of Seaport Square development, while largely serving the business sector, served to marginalize over a decade of community advocacy efforts calling for permanent civic space planning in future Seaport and existing Fort Point neighborhoods.

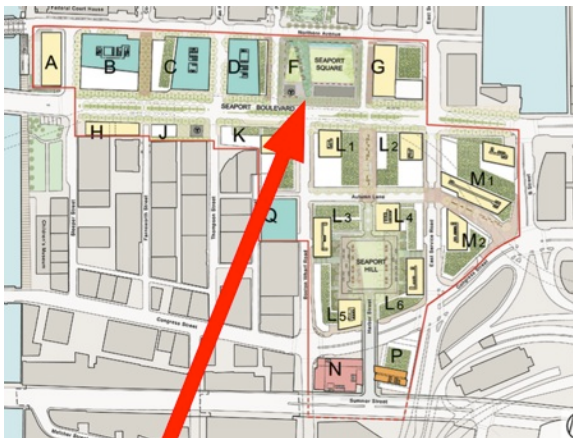
As a high-technology product inventor, I understand the value of District Hall to the innovation community and as a means to attract investment in the district. But BPDA’s negotiation of \$5.5M District Hall and its two 5-year leases during a \$3.5 billion Seaport Square PDA approval, coupled with the promotion of District Hall as a civic facility to the detriment of real civic use planning, remain of significant concern to me. In scale, District Hall represented a failure of civic value capture negotiated in the context of the scale and scope of Seaport Square commercial approvals.

## Block F: Seaport Common / Fallen Heroes Memorial

I wholeheartedly support development of the Fallen Heroes Memorial on Seaport Square Block F and commend its stewards for seeing this project to fruition. As I understand, the memorial required significant planning and fundraising efforts.

But uses approved at Block F at Seaport Square, today (District Hall, “Seaport Common,” Fallen Heroes Memorial, food court) must be considered in the context of the larger Master Plan, particularly if Seaport Hill Park is now being proposed for elimination in favor of a retail-lined corridor.

Block F was planned from 2008-2010 as a significant recreational park, complementing both abutting Fan Pier park and future Seaport Hill Park on Seaport Hill.



source: Seaport Square Project Notification Form (2008)



Figure 2.3-21  
Public Realm  
**Seaport Square  
Sections & Perspective**

Block F. Source: Seaport Square Project Notification Form (2008)

Upon completion of Seaport Square planning (2008-2010), Block F was BPDA-approved as a 57,000 square foot park in Seaport Square Master Plan PDA #78 (2010).

a. Open Space

- i. Seaport Square Green [minimum area 57,000 sf]: Seaport Square Green, located on Block F, with a minimum of 1.3 acres, is expected to be a grand civic lawn large enough to support active recreation and concerts. Subject to MBTA agreement, the Proponent will relocate the MBTA Silver Line headhouse (the “Silver Line Headhouse”) one block east to the eastern corner of the park.

source: Seaport Square PDA #78 (2010)

With amendments to the Seaport Square Master Plan, open space planned for Block F evolved to host District Hall, the Fallen Heroes Memorial and a food court.

The remaining open space at Block F, adjacent to the Fallen Heroes Memorial, is now referred to as “Seaport Common” in the 2017 NPC.



Seaport Square Boston, Massachusetts

SEAPORT

Figure 1-7  
Seaport Common (Block F) Aerial View

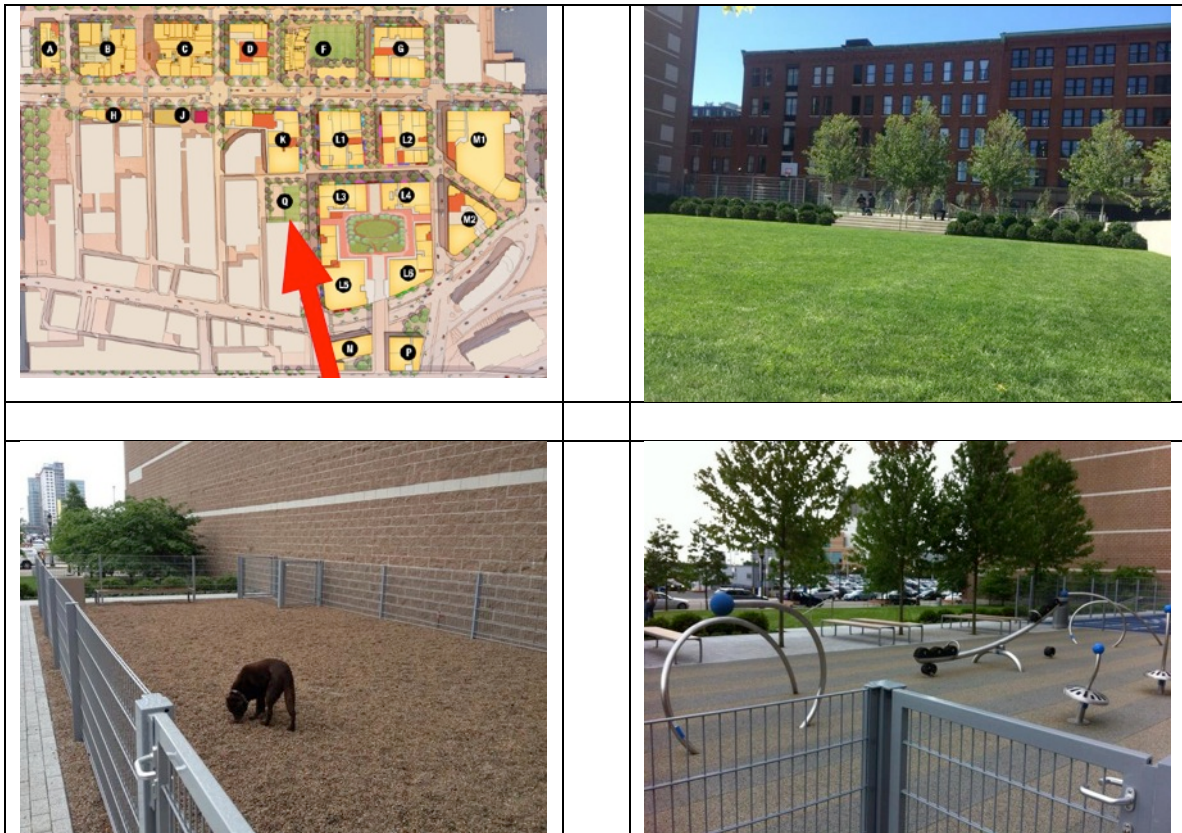
Block F. source: Seaport Square Notice of Project Change (2/7/2017)



Seaport Common is a far cry from the recreational park that won public support during Seaport Square planning and approvals. Rather than create a meaningful recreational park, Seaport Square developers elected to create sterile patches of hardscape and grass.

## Q Park

Q Park at Seaport Square is a serviceable but entirely unremarkable park, with a manicured lawn, half-court basketball, a narrow dog run and a small playground.



Fan Pier parks (largely manicured lawns), Seaport Common (patches of hardscape and grass) and Q Park (above) are anticipated by BPDA to support the recreational greenspace needs of nearly 10,000 adult residents living at Fan Pier, Pier 4 and Seaport Square. NOTE: The Seaport's adult demographic will not be served by exceptionally designed Martin's Park at Childrens Wharf.

The undeniably mundane nature of Seaport parks to date only amplify the need for attention to the restoration and final design of Seaport Hill Park.



## Section 4:

### Financial Feasibility

My expectation of an exceptional public realm and subsidized civic and cultural amenities is reasonable considering the covenant made between BPDA and Seaport Square proponents, one in which massing would be approved under a single PDA “Master Plan” rather than requiring massing approvals to be secured individually for each large project.

Scores of Seaport planning meetings from 1997-2010, including numerous Seaport Square planning meetings from 2008-2010, were convened with the understanding that multi-project rights would be conveyed in order to secure a public/civic realm of a standard rivaling the world’s top waterfronts.

Since the 2010 approval of Master Plan PDA #78, Seaport Square’s “Master Developer” has realized approximately \$370 million in profits for its equity partners. These profits were largely derived *pre-construction*, from the sale of vacant lots with BPDA-approved development rights secured under PDA #78.

A chart of sales of vacant lots with BPDA-approved development rights is provided on the following page. More data from this chart is available at [http://fortpointer.com/pages/SeaportSquare2015\\_001.htm](http://fortpointer.com/pages/SeaportSquare2015_001.htm)

A Boston Globe analysis supports my own estimates of windfall profits at Seaport Square. <https://www.bostonglobe.com/business/2015/11/04/hynes-sees-windfall-from-seaport-square-sale/fdlB2nN2zCHwQTeqzHU5cM/story.html>

Again, it is important to note that Seaport Square profits of \$370 million were made in the sale of development rights for individual projects *before* construction of those respective projects commenced.

Profits made through *actual* construction and subsequent sale of completed Seaport Square buildings have also been reported, most recently in the record sale of 101 Seaport for \$452 million. It is my belief that profits from sales of completed projects are distinctly different from profits realized on the acquisition and sale of development rights. Developers take risks financing and completing their respective projects. Master Developers, on the other hand, are expected to profit only with the successful realization of a meaningful “Master Plan,” not multi-acre tracts dotted with a hodgepodge of half-baked public, civic and cultural amenities.

<https://www.bostonglobe.com/business/2016/04/12/new-seaport-office-tower-fetches-big-price-for-developer/ttTyDiHxXa6kMnzTEJhCTM/story.html>

	<u>acres</u>	<u>lot sale price</u>	<u>year</u>	<u>buyer</u>	<u>condition sold</u>	<u>notes</u>
Parcel A	0.4	\$8,900,000	2011	Norwich	vacant	
Parcels B, C	3	\$72,000,000	2013	Berkshire	vacant	
Parcel L1	1	\$33,000,000	2012	Skanska	vacant	
Parcel L2	1	\$36,000,000	2013	Skanska	vacant	
Parcel J	0.275	\$7,232,500	2014	Wheelock	vacant	*
Parcel K	1	\$18,600,000	2012	Skanska	vacant	
Parcels M1+M2	3.5	\$119,600,000	2015	Celona (China)	vacant	*
Parcel H	0.275			held by BGI	vacant	*
Parcel D		<u>included below</u>			chapel (to be demolished)	
Lot F		<u>included below</u>			District Hall, park, memorial	
Q Park		<u>included below</u>			park	
Parcel G		<u>included below</u>			vacant	
Parcel L3		<u>included below</u>			vacant	
Parcel L4		<u>included below</u>			vacant	
Parcel L5		<u>included below</u>			vacant	
Parcel L6		<u>included below</u>			vacant	
Parcel N		<u>included below</u>			vacant	
Parcel P		<u>included below</u>			vacant	
	12.5	\$359,000,000	2015	WS Devel		
<b>TOTAL</b>	<b>22.95</b>	<b>\$654,332,500</b>				

TOTAL SALES \$654,332,500

ACQUISITION COST (\$204,000,000)

PERMITS & EXACTIONS (\$80,000,000)

\*\*

**NET PROFIT \$370,332,500**

NOTES:

\* sale price undisclosed, estimated based on \$26.3M/acre average sale price of disclosed acres

\*\* cost of permitting and exactions (i.e. \$5.5M District Hall, Q Park, memorial) assumed at face value of \$80 million stated by Master Developer

<https://www.bostonglobe.com/business/2015/10/22/pivotal-seaport-parcel-sold-for-million/zAO9SQy5NCmXRf5sF3aX8K/story.html>

## Conclusion

It is my belief that Seaport Square proponents have benefited from excessive commercial development at the expense of long-planned and long-anticipated public, civic and cultural amenities. Greenspace, civic and cultural amenities casually jettisoned by Seaport Square proponents are commonplace on great urban waterfronts around the world — and should be a feature of a high-potential waterfront in one of the world's most treasured cities.

To date, jettisoned commitments at Seaport Square include a branch library (in both PNF and DEIR), 12,000 sf innovation space at Parcel J, large recreational park at Block G, community exhibition space at Block D, sculpture gardens, numerous pocket parks and other important public, educational, civic and cultural amenities.

I am calling for the attention to two significant obligations jettisoned with the 2/7/17 Notice of Project Change:

- **Restore jettisoned Seaport Hill Park as an active use green park**
- **Restore jettisoned commitments to interior civic / cultural uses**

Thank you for consideration of my comments.

Regards,



Steve Hollinger  
21 Wormwood St. #215  
Boston, MA 02210



cc

March 25, 2017

Gary Uter  
Boston Planning + Development Agency  
By email to: [gary.uter@boston.gov](mailto:gary.uter@boston.gov)

Dear Mr. Uter:

I would like to express my support for WS Development's plans for the Seaport Square development project. I live in South Boston, work in the Ray Flynn Marine Industrial Park, and often visit the Seaport on the weekends. I purchased my home in South Boston in 2014 and I have seen remarkable changes in the Seaport. I typically walk from South Boston to the Seaport for dinner and today that walk is at many points both an eye sore and also very challenging. It winds through unwelcoming stairs and narrow streets that are not especially friendly to pedestrians. I understand that WS Development intends to create a new pedestrian connection from Summer Street all the way to the water, with a grand civic stair bridging from Summer Street down to Congress Street. I think that this will be transformational for the way that pedestrians experience the Seaport, especially when coming from South Boston. This long-awaited connection between residential South Boston and the Seaport will be very meaningful for all of us who live in South Boston.

I lived on Washington Street in New York City, the western most street next to the West Side highway, when the Highline opened in 2009. I was able to witness first-hand how a connector park could so completely radicalize a neighborhood and also permanently alter a city as a whole. I think WS Development's plans for the Seaport mirror this vision.

The second aspect of WS Development's Seaport plan, that I truly think will change Boston as a whole, is the overall art programming. I wholeheartedly support these plans for the devotion to the arts that I have seen from WS Development. I work in an arts-related business and I devoted my master's thesis to a study of interactive public art, so this is a topic that is extraordinarily important to me. I believe that the inclusion of thoughtful public art installations is essential to creating a sense of place and a feeling of community in a neighborhood. I was excited to learn that WS Development shares these views and is committed to developing the role of art in all forms throughout the Seaport. I think Boston desperately needs more thrilling public art and WS Development is offering that opportunity.

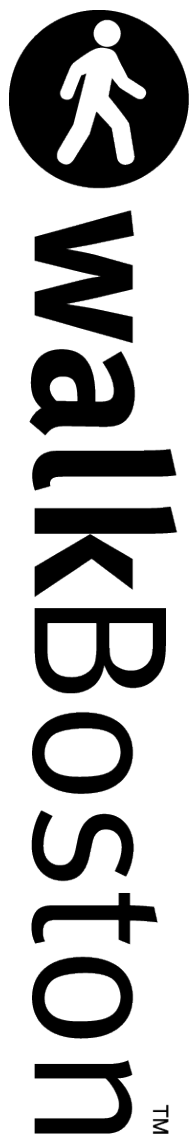
I am excited about the plans that I have seen thus far from WS Development and I look forward to seeing the project develop over the next few years. I sincerely hope that the city agencies and surrounding communities will support this project and all of the wonderful benefits that it will bring to our city.

Sincerely,

Suzi

Suzi Bigliani Hlavacek  
187 Gold Street, Apt 2  
Boston, MA  
02127





March 24, 2017

Matthew Beaton, Secretary  
Executive Office of Energy and Environmental Affairs  
Attn: MEPA Office  
Analyst: Alex Strysky  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Gary Uter  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Comments on the Seaport Square NPC, MEPA 14255

Dear Mr. Beaton and Mr. Uter:

WalkBoston is pleased to submit comments on the revised Seaport Square project in the South Boston Seaport District.

We applaud the developer's broad and thoughtful approach to creating a walkable and pedestrian focused sense of place. In particular, the new walking connection to Summer Street; the extensive, interesting and continuous connection to the harbor via Harbor Way; and the fact that the development is at the same grade with the rest of the Seaport District provide great opportunities to help transform the district into a lively part of the City.

Our comments are focused on several detailed design and management issues that we believe should be further considered as the project moves toward final development and implementation.

1. We are very pleased that the proponent is providing an additional entrance to the Courthouse Silver Line station. This will provide weather-protected access to transit and provide very convenient transit access for people walking in the area. We urge the developer to ensure that safe crosswalks are provided to the Silver Line station on Northern Avenue and on the nearby intersecting streets - Marina Park Drive and Boston Wharf Road - two cross streets that are not precisely aligned with one another. The crosswalks should serve desire lines for walkers going to or from the station.
2. Several of the key pedestrian crosswalks that will serve the project require further attention to pedestrian safety.
  - The lane widths shown on Figures 1-35 and 1-36 show that Congress Street and East Service Road will have overly wide 12' and 15' travel lanes. The un-signalized pedestrian crosswalk on Congress Street is 70' wide and we believe that substantial safety measures are needed to make this a safe place for pedestrians, in particular because many of the vehicles using this street will be coming from or heading toward I-90, a situation that causes drivers to

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think that they are in a higher speed situation. Among the measures that should be considered are: addition of a traffic signal, narrowing the lanes and the crossing distance, and addition of a raised crossing.

- The diagrams of other streets show 10.5 – 11' foot lanes. We urge the proponent to work with the City to shrink all lanes to 10' or 10.5,' which the City's Complete Streets Guidelines suggest as a reasonable width for an urban street.
  - At the edge of the project, a crossing of Summer Street to connect Seaport Square with the BCEC is absolutely essential. This crosswalk must be fully protected by a traffic signal. We believe that a gracious and safe pedestrian crossing of Summer Street will be important to the financial success of Seaport Square in addition to fulfilling the needs for a walker-centric design.
  - No signals are provided for five pedestrian crossings of Northern Avenue. While this may be viewed as a slow-moving street, great care should be taken with the design to ensure that all the crossings are safe for pedestrians, with minimal crossing distances and street designs and parking management that ensure that pedestrians waiting to cross can be seen by approaching motorists.
  - It is noteworthy that signalized crossings are added along Seaport Boulevard at pedestrian crossings between Farnsworth Street and the Harbor Shore Drive pedestrian way, between Thompson Street and Fan Pier Boulevard, and at the important pedestrian crossing where the Summer Street-to-harbor pedestrian way intersects the Seaport Boulevard and also leads to the new entrance to Courthouse Station on the Silver Line.
3. The shadow conditions in the project area suggest that the proponent will need to make special provisions to make the pedestrian zones comfortable during colder parts of the year. The developer might look to some of the work highlighted by WinterCities (<http://wintercities.com/home/about/>) for ideas on this topic.
4. The proposed design for Seaport Boulevard as shown in Figure 1-6 does not yet accomplish the goals for a truly walkable urban district. Except for a partially widened median strip, the roadway appears to have few distinctions from the existing conditions. Among the measures that should be considered for Seaport Boulevard are:
- Narrow lanes and frequent raised crossings to slow traffic
  - Pedestrian scale lighting
  - Activated ground floor uses to give a sense of place for people walking along the street
  - Pedestrian wayfinding
  - We also urge the proponent to consider whether a widened median is a desirable design feature to be continued throughout the project area. The landscaping with rocks, grasses and sculptures might truly make the boulevard distinctive. Landscaping features could also be added on the sidewalks, making the walking experience more pleasant.
- All of the design features noted above could help shift the street from its existing character as an auto-centric roadway to one that is attractive and safe for pedestrians.
5. The proponent should consider walking conditions and amenities on the edges of the project as well as the center – people will be walking everywhere and the NPC is focused very heavily on the central Harbor Way. We urge that the many other streets be carefully planned as well.

6. Because the project is so large and will create a significant portion of the Seaport District's character, it seems to have the potential to provide a pedestrian and land use environment that can serve a diverse and multi-generational population. We urge the developer to pay attention to the mix of uses, shops and restaurants and their pricing so that they are attractive to all members of the greater Boston community.
7. Bicycle accommodations shown in the NPC do not seem to represent Boston's current thinking about the need to provide low stress bicycle facilities. While this is not WalkBoston's area of expertise, we believe that it is very important for the Seaport District to accommodate bicycles as well as possible.
  - For example, Figure 3-13, Transportation Circulation Plan, shows bicycle lanes on Northern Avenue, Seaport Boulevard and Boston Wharf Road, without indicating connections to the City's planned bicycle routes on Congress Street, Summer Street, the Northern Avenue Bridge, the Evelyn Moakley Bridge, and Seaport Boulevard east of East Service Road. Potential north-south connections between these main routes are ignored. Possible bicycle lanes on Sleeper Street, Fan Pier Boulevard, Marina Park Drive or other connecting streets are not indicated.
  - Bicycle lanes on Seaport Boulevard are shown in ways the City is no longer supporting. Figure 1-6 shows bicycle lanes adjacent to moving traffic, while the City is now working to provide protected bicycle lanes (between parked cars and the sidewalk) on arterials.
  - The crosswalk on Summer Street will also be used by cyclists on the Summer Street cycle tracks. Cyclists will be interested in crossing the street as they access the proposed development – particularly the critical and focal pedestrian path between Summer Street and the harbor. Special provision for cyclists should be included to preserve the safety of pedestrians throughout this potentially densely used walkway.

Thank you for the opportunity to provide comments on the project, and would be pleased to answer any questions that our comments raise.

Sincerely,



Wendy Landman  
Executive Director

Cc     Yanni Tsipis, WS Development  
        Jonathan Greeley, BPDA  
        Vineet Gupta, Boston Transportation Department  
        Patrick Sullivan, Seaport TMA

# GAVIN FOUNDATION, INC.

AAWOL, Center for Recovery Services, Charlestown Recovery House, Cushing House Boys, Cushing House Girls, Devine Recovery Center  
Gavin House, The Graduate Centers, Hamilton House, Total Immersion Program, Speakers for Hope, Walsh Community Center

675 East Fourth Street, P.O. Box E-15, South Boston, MA 02127  
617-268-5517 [www.gavinfoundation.org](http://www.gavinfoundation.org)

March 9, 2017

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> floor  
Boston, MA 02201

Dear Director Golden:

The Gavin Foundation is a multi-service nonprofit agency providing comprehensive, community-based substance abuse treatment, education, and prevention programs. We serve more than 5,000 individuals each year through our adult, youth, and community programs. The Gavin Foundation works from a deep commitment to the community, including the widespread community of individuals in recovery.

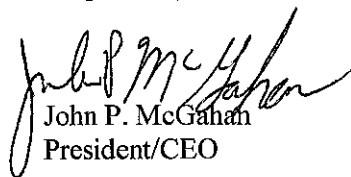
We have been fortunate to get to know WS Development and all the work that they are doing on the waterfront and we appreciate that they understand the need for South Boston residents and organizations to benefit from the new development taking place nearby.

I am writing in support of the changes proposed by WS Development to the Seaport Square project on the waterfront. It promises to bring much-needed life and pedestrian improvements to a district that lay barren and underutilized for many years, and will create a wide range of new job opportunities that will benefit many different populations.

We are especially grateful to WS for recognizing that the jobs and other opportunities that are being created on the waterfront can be transformative for peoples' lives. We hope that they will continue to share these types of opportunities with us and other organizations in South Boston on a regular basis.

Thank you for considering our support of the work WS is doing and please let me know if we can be of any assistance in advancing this very important project for the waterfront.

Respectfully,



John P. McGahan  
President/CEO

Cc: Representative Nick Collins  
Councilor Bill Linehan  
Mr. John Allison, MONS

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**PRESIDENT/CEO** John P. McGahan

**Seaport Square Public Comments via website form 2017-03-28**

<b>Date</b>	<b>Name</b>	<b>Organization</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Comments</b>
3/27/2017	Jen Mecca	Fort Point Arts Community	Boston	MA	2210	<p>The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments regarding the proposed project as outlined in the Seaport Square Notice of Project Change, dated February 7, 2017, and submitted by Seaport Square Development Company LLC, an affiliate of W-S Development Associates LLC.</p> <p>As a core stakeholder in the Fort Point neighborhood for over 37 years, FPAC has seen much change as the real estate cycle has ebbed and flowed in the Seaport. We are fortunate as an organization to have weathered this change and remain the largest neighborhood-based membership organization in Fort Point. FPAC not only represents artists from the local community, but also grown to be a conduit for artists from across the city to access opportunities in the growing Fort Point/ Seaport neighborhood.</p> <p>As a long-standing organization with a broad vision for the future of arts and culture in our neighborhood, FPAC understands that the development of Seaport Square represents a new chapter in the Seaport and Fort Point history that is full of potential. To this end, we believe it is critical that the vision of a significant destination arts and cultural use (200,000sf identified in the original project plan) be not only incorporated, but also be planned in a holistic and fiscally and programmatically sustainable way.</p> <p>Our complete specific comments regarding the project, and in particular the arts, cultural and public spaces are extensive</p>



						and have been emailed to Gary Uter. Gary.Uter@boston.gov Gary, if you could please confirm receipt, thank you.
3/27/2017	Gary Gorczyca	Musician	Hingham, MA 02043	MA	02043	<p>To whom it may concern:</p> <p>The city of Boston needs two arts facilities. One is an Opera House and the other is a world class Chamber Music Hall.</p> <p>Almost all of the world's greatest cities have a great Opera house, and it has been proven over the past 20 years that people flock to see Opera in Boston. This would be a great economic engine where Restaurants, Hotels, and other service organizations could thrive. We have to look no further than the area of the old Combat Zone up Washington St. to Downtown Crossing where there used to be no open theaters or restaurants. The one thing that thrived there was crime, driving people away in droves. Now, we see the result the open arts organizations have had on that area. On any given night, not only weekends, this area is bustling with activity.</p> <p>Opera facilities in Boston are inadequate, and cannot produce "grand opera" due to sets, costumes and back stage space logistics. The only building in Boston that can come close is the Opera House, but it is overbooked with other acts. As a result, many of the great masterpieces cannot be produced, leaving audiences no choice but to go to New York to see them. Wouldn't it be better to keep that money here?</p> <p>Boston is also woefully lacking of a sufficient Chamber Music Hall. We have Jordan Hall at the New England Conservatory, and it is a beautiful room with tremendous acoustics. But, it really is designed for larger ensembles and larger audiences. Not to mention, it was designed as an educational space, and</p>

					<p>ultimately for the students of NEC. As a result, chamber groups attracting smaller audiences have a difficult time finding adequate space. The places they end up performing are often times lacking a crucial element. It could be anything from acoustics to a worn out piano. There are dozens of Boston based ensembles who could use a space like this and, too, are economic engines. Additionally, a new facility would also attract more outside groups.</p> <p>One example of a great chamber music hall is that of the one next to Carnegie Hall in New York City. It is referred to as Carnegie Recital Hall, or Weill Recital Hall. It has tremendous acoustics, the right size and a great piano. As a result, it is booked almost every night of the year. A little known fact about these halls is that they were slated for demolition along with Carnegie Hall until the great violinist Isaac Stern singlehandedly saved it from the wrecking ball.</p> <p>The new facility would need to house two separate spaces: one for Opera and one for Chamber music. And, they would have to be able to put on concerts/productions at the same time. This would require some creative design, construction, and soundproofing. But computers have enabled things unthinkable a short time ago to be accomplished in the building business at a fraction of the cost.</p> <p>In closing, the seaport district has a tremendous opportunity to do what is right for the classical arts in Boston. It is a cliché saying nowadays, but..." if you build it, they will come..." And, if we only considered it's economic impact, we would realize it to be a sound investment all week and all year.</p> <p>Thank you for your time and consideration.</p>
--	--	--	--	--	---

						Gary Gorczyca
3/27/2017	Wayne Davis	Boston Lyric Opera	Boston	MA	02114	<p>I remember first hearing about the large arts center that would be a part of a major development in the Seaport area. I thought at the time that this was something that could be the soul of the Seaport area.</p> <p>This was a center that could have performance spaces of different size (300 seats/ 1200 seats, etc.) In addition, there could be practice spaces for many arts groups. It seemed to make so much sense.</p> <p>It would build community and attract folks to this neighborhood.</p> <p>I attended one of the open hearings several weeks ago and was disappointed to learn that what was originally anticipated might not come to pass. Commercial and retail space might consume the whole development. What a loss this would be for the Seaport and the City. The arts do provide soul to an area. The Seaport seems to be all about tall shiny buildings, restaurants, and retail shops. A vibrant arts community and facilities would make the area so much more attractive and vital. So many international cities have an iconic performing arts center in or near their waterfront area. To have Boston watch its whole Seaport area develop and lose this opportunity would be so unfortunate.</p> <p>As I left the open hearing and recalled the comments by several attending arts groups, I thought it might make sense to bring all of the interested arts groups together for their own open meeting with the BRA and the developer. The whole discussion would be focused on the arts, the interested organizations, and their vision and desires for this "contracted" space. Mayor Walsh is very committed to the arts in Boston. It would be great to see him lead the charge for the Arts in the Seaport area and this particular project.</p>

						The growth in Boston currently is verging on breakneck speed. It is time to step back and give this Arts space commitment considered thought. We will not have this opportunity again.
3/27/2017	Nicole Caligiuri	New England Conservatory	Boston	MA	02115	My name is Nicole Caligiuri and I am in my last semester of my Masters Degree in Oboe Performance at New England Conservatory. I also earned my Undergraduate degree at New England Conservatory and have been a member of the Boston Philharmonic orchestra since my junior year. I started playing with the Boston Pops Orchestra this past December which required me to join the Union. The ability for an orchestra to have a home such as Symphony Hall is incredible and should be available to more than just the Boston Symphony Orchestra. Almost every major city features Halls allotted for more than just their main Orchestra or Symphony. It is incredible how Boston's classical scene is kept so alive seeing as the Boston Symphony and the Boston Ballet are the only ensembles that have such placement security. I can not imagine how much more music would thrive if the Boston Lyric Opera and other orchestras such as Boston Philharmonic were given the opportunity to finally have a home in Boston. I fully support the original building plans for a new cultural and performing arts space for the Boston Lyric Opera as well as other ensembles.
2/15/2017	Tom Ready		Boston	MA	02210	The topic of best mixed use for public and private space in the Seaport has been an evolving and emotional one for those of us that live here. I can truthfully say that honest and forthright participation has been undertaken by your constituents in our neighborhood in working with the BPDA going back at least 8 years to try and establish this balance. The PDA #78 approved in 2010 represented that effort and in my opinion should have been used as the model (as it was intended) to guide development.

						<p>This has unfortunately not occurred and the most recent change submitted guts the committed civic use in the overall PDA.</p> <p>I do not support the most recent changes as submitted that:</p> <ul style="list-style-type: none"> <li>- growing the overall development by 17% (a 1.3 Million square foot increase)</li> <li>- significantly reduce the plan for Seaport Hill Park</li> <li>- eliminate the performing arts center</li> </ul>
3/23/2017	Katrina Holden-Buckley		Malden	MA	02148	<p>As a freelance Classical singer who has performed with BLO, Odyssey Opera, BYSO, BOC, and others I am acutely aware of the need for a space like this. The many companies in town are too often scrambling for a hall and the acoustics are never ideal for balancing voices and orchestra. Boston stands out in its not having a space dedicated to opera and patrons take note of this regularly. If BLO were to have a proper home, it would make an enormous difference to their season subscriptions, as well as to the greater arts community at large.</p> <p>Thanks, Katrina</p>
3/23/2017	Katrina Holden-Buckley		Malden	MA	02148	<p>As a freelance Classical singer who has performed with BLO, Odyssey Opera, BYSO, BOC, and others I am acutely aware of the need for a space like this. The many companies in town are too often scrambling for a hall and the acoustics are never ideal for balancing voices and orchestra. Boston stands out in its not having a space dedicated to opera and patrons take note of this regularly. If BLO were to have a proper home, it would make an enormous difference to their season subscriptions, as well as to the greater arts community at large.</p>



						Thanks, Katrina
3/23/2017	robert kirzinger		Jamaica Plain	MA	02130	<p>The arts have an enormous economic impact on Boston, both as part of the tourism draw and as an everyday part of people's lives. There has been for many years a venue squeeze for performing arts, in particular for groups like the Handel and Haydn Society, Boston Philharmonic, Boston Lyric Opera, Odyssey Opera, and other mid-sized organizations for whom Symphony Hall is too large and Jordan Hall overscheduled. Other venues, such as Sanders Theatre at Harvard, Tsai at Boston University, and Kresge at MIT, are tough to schedule as well as well behind in terms of quality of sound and audience space. Such spaces as the Boston Opera House and Cutler Majestic are far more suited to amplified, Broadway-type events, and even then the experience from both audience and performer standpoint leaves a lot to be desired.</p> <p>Boston very much needs a modern, mid-sized (750 - 1200 seat) flexible performance venue for opera and classical-music concerts. People in the Boston performing arts community have been bemoaning this lack literally for decades.</p>
3/23/2017	Allison Gerlach	Longy School of Music of Bard College	Cambridge	MA	02138	<p>Decent performance spaces for educational organizations at affordable rates are hard to come by in Boston. The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood. The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains.</p>

3/23/2017	David Scudder		Boston	MA	02108	Please make sure that an important development such as this contains a major arts center. The arts are what make a huge development come alive. The arts also produce many different job opportunities, which are key to any development. They educate citizens, they inspire people, they invigorate all areas. Boston has many wonderful arts organizations which need a home. Let's ensure that a major arts center provides such a home in the Seaport district!
3/23/2017	Carl Rosenberg	Acentech	Cambridge	MA	2139	I would like to voice my support for an appropriately sized (200000 to 250,000 gsf) performance center development in the Seaport District. A modern facility of this type would serve a variety of users in a professional manner, and such a facility is currently lacking in the Boston area.
3/23/2017	Barbara Papesch	Boston Lyric Opera	Boston	MA	2115	The original Seaport plan mandating a performance center of suitable size for dance, music, and theatre events lifted the hearts of performance artists here, many of whom are forced to be performance venue "nomads", and all of whom are quietly embarrassed about living in this "Athens of America" which is the City With No Opera House. Isn't it possible for the lovely gains in surrounding service jobs, and in the passersby excited by both the Seaport and the presence of the performance arts, to trump a developer's (perhaps) economically-motivated choice?
3/23/2017	Kathryn McKellar		Somerville	MA	2144	Originally from Dallas, TX, Boston has now been my home for 13 years. I am a performing artist, teacher, and arts administrator. I want to add my voice to a plea for the need for a Multi-functional performing arts center in Boston. To quote a New York Times piece on BLO (In the Penal Colony, 2015), "Critics have written beseechingly about the need to build a real opera house in Boston. As Jeremy Eichler noted in The Boston Globe, 'Of the 10 largest cities in the country, it is the only one without a dedicated home for this art form.' ... Strong work is being done here.. If the city is to solidify its musical

						<p>renown, it must give its artists the performance spaces they need to grow.”</p> <p>I have seen so many talented artists leave Boston for New York, Chicago, and San Francisco because of the lack of opportunities directly related to the lack of proper rehearsal and performance space.</p>
3/23/2017	Tom Gill	Retired	Boston	MA	2116	<p>Boston is the only city of it size and stature in US without a home for the opera. Main stage, full repertory opera is unlikely to survive much longer without one.</p>
3/23/2017	Britt Brown	Performer/Arts Admin	Dorchester	MA	2120	<p>Hello -</p> <p>I am lucky to work as both a performance artist (opera singer) and arts administrator (Newton Cultural Alliance) in Boston. I have recently joined the rosters of and performed with BLO, Odyssey Opera, Boston Midsummer Opera, Boston Opera Collaborative, and MetroWest Opera. ALL of these groups have struggled to find a suitable venue to accommodate their acoustic, production, audience, and locale needs in/around Boston. A hub like the proposed 200,000 to 250,000 gross square feet (a standard amount of square footage for a performance center) for a performing arts center, one which could be large enough to be a home for Boston Lyric Opera, as well as many other local non-profit performing arts producers including dance, theatre, and music.</p> <p>WE NEED THIS SPACE! As a Boston-based artist (and I can speak on behalf of MANY of my friends), I am embarrassed by our lack of a dedicated venue for larger-scale works. FOR EXAMPLE: New York: Lincoln Center, Philadelphia: Kimmel Center for the Performing Arts, LA: Dorothy Chandler Pavilion, Dallas: AT&amp;T Performing Arts Center, Orlando: Dr. Phillips Center for the Performing Arts. Boston: The BCA is wonderful but it's too small for mainstage works and can't</p>

						<p>house an orchestra; Opera House: owned by a university, Paramount: too small, owned by a university, etc...</p> <p>The performing arts industry, especially local non-profit producers like Boston Lyric Opera, are vibrant job creators. BLO alone provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs. Individual artists, craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries through Boston would benefit from a new center like this.</p> <p>Thank you for your time and consideration! Britt Brown</p>
3/24/2017	jonathan sahula	fort point resedent	Boston	MA	2210	<p>Please restore Seaport Hill Park as an active use green park. This was a promise that has been reneged upon, in my opinion. and restore commitments to interior civic and cultural uses. To not follow through on this plan is shooting the neighborhood in the foot. Stakeholders in years of Seaport Square planning meetings committed to these things. Honor commitments!</p> <p>-jonathan</p>
3/24/2017	Russ Lopez	Boston Lyric Opera	Boston	MA	2118	<p>Dear BPDA</p> <p>It is imperative that the developers continue to plan for a performing arts center, necessitating 200k to 300k square feet. The city's arts community desperately needs the space, it was promised in the original proposal, and the development (and the seaport in general) needs something to energize it. It still lacks a neighborhood feeling.</p> <p>Thank you.</p>

						Russ Lopez
3/24/2017	Michael Underhill	Freelance Actor	Jamaica Plain	MA	2130	<p>To Whom It May Concern,</p> <p>I want to first thank you for opening up your project for public consumption and feedback. With the rapidity and pace of new construction in the city, it is heartening to hear that our elected officials value the public's opinion.</p> <p>I write to you as a 2010 graduate from the Department of Theatre at Northeastern University, and working actor in the city of Boston. Having grown up in Norwood and been exposed to countless museums, theaters, performances and artists since a child, I am proud to have chosen to stay here to continue to build and contribute to the arts community that raised me.</p> <p>The City of Boston has seen a rash of discouraging and disappointing announcements over the past few years regarding the future of theatre, art and culture in a city that has been proud to call itself the 'Athens of America'. The Boston Lyric Opera has ended it's relationship with the Shubert Theatre, which also lost a key supporter when Citigroup Inc. ended the sponsorship of the Citi Performing Arts Center, which runs both the Shubert and the Citi Wang Theatre. Countless historic music clubs have lost their leases and been force dot shut down. Emerson College President Lee Pelton has decided that the city's oldest and most historic theater would be better served as the front door and food court for it's campus. Boston University is bringing a halt to a three decades long relationship with the Huntington Theatre, which has been the diamond jewel of the Avenue of the Arts.</p>



					<p>There is an opportunity for the city to make it's mark on not only a signature new neighborhood of the burgeoning city, but as a return to it's height as cultural institution. The Seaport Square will be a destination for residents, employees, and tourists alike - all with a craving for more than just restaurants and nightclubs.</p> <p>Now, more than ever, we need to value empathy and the theater is a place that provides it in spades. One of the three main requirements to create theater are a space, the artists and an audience. If any one of these is missing, the ability to continue to drive a sense of empathy, understanding and compassion in our citizens will be lost.</p> <p>Artists will try their best to create the space for themselves. I personally have performed and rehearsed in collegiate classrooms, office conference rooms, after-hours coffee shops and even my own living room.</p> <p>This is not sustainable.</p> <p>In a time when the arts are being threatened by the Federal Government, it is even more important for our local state and city officials to put a stake in the ground and place a VALUE on the arts community. Otherwise, it will wither and die on the vine, being forced to leave the city for greener pastures.</p> <p>Mayor Walsh has been making significant steps to realize this priority. Introducing a cabinet member to represent the arts for the first time in the city's history was a boon and a public statement that the city values artists. The next logical step is to show that it values space for artists, and art for its residents.</p>
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3/24/2017	Lisa Damtoft	(resident)	Boston	MA	2210	<p>Hello,</p> <p>As a resident of the Fort Point neighborhood for over 25 years, I would like to comment on the Seaport Square Notice of Project Change (2/7/2017).</p> <p>I object to this project change, specifically to 1) the proposed 1.3 million square feet of additional development, 2) the removal of parks, in particular Seaport Hill Park, and 3) the removal of civic and cultural commitments.</p> <p>I have commented in the past on development in this area, advocating for a true new Boston neighborhood with a significant percentage of residences, green space, and civic/cultural facilities. However, the last decade of overly-dense development in the Seaport has included</p>

						<p>virtually none of these commitments and has become an area that I no longer visit, as it contains virtually nothing of use or enjoyment for residents.</p> <p>Reneging on commitments for these elements for Seaport Square is not acceptable. This project seems to be the last chance to ensure that the Seaport contains the types of open space and cultural appeal that will enhance its standing for residents, business and visitors alike.</p> <p>Please ensure that the original inclusion of both Seaport Hill Park and cultural/civic uses are part of this development.</p> <p>Sincerely,</p> <p>Lisa Damtoft</p>
3/24/2017	Lenore Tenenblatt		Boston	MA	2210	The amount of square footage for a performance space has been changed and the amount now left is not adequate.
3/24/2017	Barbara Glauber	New England Conservatory and Boston Lyric Opera	brookline	MA	2445	Please consider including performing arts space in your project. To make this new area alive and vibrant after work, there need to be a draw for other groups and stakeholders. The arts strengthen community ties and identity and bring revenue
3/24/2017	Ida Aronson	freelance theatre Tech community	Braintree	MA	2185	I share with you today my support for the full theatre facility that has been proposed for the Seaport district. Our city has always had a strong affinity to the arts, and having a beautiful new theatre space in the heart of a district that supposedly has the excess money and time to spend on the arts would be a jewel of nightlife for the area. I've heard the ICA also seeks expansions - if they're doing that well, there is no reason a well run theatre wouldn't do great as well.

						The 1%ers are losing their humanity. Theatre helps.
3/24/2017	Maynard goldman	Boston Lyric Opera	Ashland, MA	MA	1721	<p>To whom it may concern:</p> <p>My name is Maynard Goldman. I am a violinist and the orchestra manager for the Boston Lyric Opera company. I have performed with the opera, Boston Ballet, the Boston Pops, the Pops Esplanade orchestra, the Boston Symphony, the Boston Landmarks Orchestra, and many other Boston-based arts ensembles over the past 50 plus years. I heartily endorse the creation of a viable performance center in the Seaport Square development. Boston is a first-class city and deserves a first-class performing arts center.</p>
3/24/2017	Christine Vaillancourt	FPNA and FPAC member	Boston	MA	2210	<p>Civic space is crucial. We need some culture (and larger parks) over here in the Seaport District to keep us human. In one of the most exciting areas on the East Coast, and one of the most expensive, we need the Boston Lyric Opera, more art museums, a cultural center for music, dance and art. We can't just have retail, restaurants, and expensive condos.</p>
3/25/2017	James Barker		Gloucester	MA	1930	<p>Boston desperately needs a performing arts center meeting the needs for sophisticated opera, ballet, and similar performances. A city of Boston's size and sophisticated audience should have had at least one such venue for decades. Without it, we will lose those arts organizations that help make Boston a lively international community. Please work to make a serious sized performing arts center a reality. Jim &amp; Chris Barker</p>
3/25/2017	Robert Couture	Boston Lyric Opera Musician	Boston	MA	2115	<p>Dear Friends,</p> <p>I have been reading about the possibility of planning revisions which would drastically reduce accommodation of a</p>

						<p>significant Performing Arts space originally destined to serve a tremendous need in our city. As one who has lived in Boston for over 40 years and has made a living as an orchestral musician, I know too well the awful effect of Boston's having torn down of the Opera House on Huntington Avenue in the late 1950's. The loss of that building has created mighty challenges to any opera company which tries to thrive in our city. Opera Company of Boston struggled to survive in a hall it did not have resources to rehabilitate. Boston Lyric Opera is now facing existential issues because it cannot find a suitable home. How can this be true in our great city? Study after study shows the economic and social value of all the arts, particularly those which draw people to a center. This is an opportunity to give South Boston a soul, make it a place where something special happens in Boston that does not happen elsewhere. Finally, the promise must be kept to make Boston whole through this specific development in the "new" Boston. Please do not change the original plan. It is not fair to those who conceived of and approved the new South Boston and it is wrongheaded to not include the full performance space.</p>
3/25/2017	Ray O'Hare		Quincy	MA	2170	<p>A new performance arts center is sorely needed in the city. The arts are essential to a vibrant neighborhood, especially one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood. Especially in today's climate.</p> <p>Thank you Ray O'Hare</p>
3/25/2017	Kate Sokol		Brighton	MA	2135	<p>I'm writing in support of the proposed performance art center in this space. The arts are an important part of Boston's economy, and impact as a cultural center.</p>
3/25/2017	Nicholas Szydlowski		Jamaica Plain	MA	2130	<p>I am writing to support the inclusion of a performing arts center of 200,000 - 250,000 square feet in this project. I have</p>



						lived in Boston since 1981, and am a performing musician and frequent concert-goer. The arts have been essential to transforming the seaport district into a viable location for this type of real estate development. Without a continued commitment to the arts, that neighborhood will become a sterile collection of hotels and convention centers where Boston residents rarely venture. Boston has a history of great neighborhoods, and it would be a shame if the seaport becomes a generic convention center neighborhood that could have been built in any city in the US.
3/20/2017	Karen Levy	BLO, Handel + Haydn Society	Newton	MA	2459	I write in support of a cultural center that can house arts institutions currently without a home base. The BLO and H+H are but two such organizations that would benefit from a permanent center that offers seating and appropriate venue for the amazing concerts and programs they offer. Boston cannot claim to be the "Athens" of America if no space is allotted for artistic endeavors other than the BSO and the museums of Fine Arts and the ICA.
3/27/2017	Zachary Calhoun	Boston Lyric Opera	Boston	MA	2128	I believe in the power of the arts to transform and inspire a community. As a growing neighborhood, it is very important that the Seaport region provide multiple and various opportunities for entertainment, employment, education and enrichment to its residents and visitors. While working in the Boston Arts community, I have met and nurtured a great number of individuals who work outside arts circle but regularly contribute to it or support it fiscally or emotionally. Opera and the Arts are indeed of interest to the Boston public, and it is vitally important as a major metropolitan area that the City fosters this interest and supports the interest of its public. Build a home for the Arts in the Seaport!
3/27/2017	Catherine Stalberg		Belmont	MA	2478	Please hold WSDdevelopment to its mandate to build a performing arts and cultural center in the area; please ensure that mandate remains. I an attendee of many cultural events

						in the city and Opera and Ballet need a permanent home. Out of the 10 largest cities in the country we are the only one lacking a true opera house. Building such a venue would benefit not only opera but also businesses in the area, bringing in revenue from local patrons and from tourists. Thank you.
3/27/2017	Amy Holland Crafton	Boston Lyric Opera	Boston	MA	2111	<p>The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.</p> <ul style="list-style-type: none"> <li>• The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains.</li> <li>• The performing arts industry, especially local non-profit producers like Boston Lyric Opera, are vibrant job creators. BLO alone provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs. Individual artists, craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries through Boston would benefit from a new center like this.</li> <li>• The arts are an economic generator. Wherever performances happen, supporting businesses like restaurants, retail outlets, garages and more see a significant boost in their sales, providing additional jobs and wages for working individuals.</li> <li>• A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant, creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety</li> </ul>

						of creative skills, and more. A student that excels in the arts typically also excels in math, science, reading comprehension, and other key learning skills.
3/27/2017	Milling Kinard		Lexington	MA	2421	Please preserve the original mandate for a performing arts space in the Seaport Square development. Such a space is needed for nonprofit organizations like the Boston Lyric Opera. The Seaport area would be enhanced by cultural activities. Thank you for your consideration.
3/27/2017	Joe Spaulding	Boch Center	Boston	MA	2116	When finalizing the development plans for Seaport Square, I urge you to reconsider plans for the proposed cultural and educational center. I've said in the past that there are too many theatres, too many seats, and not enough product to fill houses year round, and creating a new space will further exacerbate that problem. I fear the increased competition may negatively affect programming for existing arts and cultural organizations, such as ourselves. Instead, I urge the cultural community to come together to outline ways to make existing spaces, including the Wang and Shubert Theatres, more accessible to artists and organizations seeking rehearsal and performance space. This will both address facility needs and ensure that Boston's Theater District continues to be a thriving cultural destination for local residents and visitors.
3/27/2017	Carolyn Howard		Belmont	MA	2478	Boston needs a first class opera house in which the plethora of talent we work so hard to cultivate may perform. The fact that we do not have one is fairly amazing given the number of schools and organizations devoted to musicianship in our city. I urge you to make sure that the promise of an opera house is fulfilled so that we may gain and maintain status as a first class international city, and so that we can enjoy opera locally the way it is meant to be staged and performed.
3/27/2017	Nicholas DiMauro	Boston Lyric Opera Board of Overseers	MIDDLETON	MA	1949	I support the original vision and land requirement for a performing arts and cultural space, dedicated to not-for-profit

						use. Boston needs a permanent home for their Boston Lyric Opera.
3/27/2017	Svetlana Krasnova		Needham	MA	2494	Hello, I would like to express my strong support for the proposed Seaport Square Performing Arts Center. As a classical musician myself I think that Boston and its population is in need of the modern concert hall and opera stage which are long due! Everybody will benefit from it!
3/27/2017	Allison Ryder		Boston	MA	2108	<p>I'm writing to comment on the 200,000 square foot cultural component which WS is trying to pretend is just a "recommendation," and claims isn't needed by Boston arts organizations. I'm very worried that this is one of the last chances we have in the City of Boston to build something that most other major cities in our country already have - a true performing arts center. And I don't want the City of Boston to lose this chance.</p> <p>Speaking as a supporter of local arts non-profits, and as a member of the Board of Overseers of the Boston Lyric Opera (BLO), I can assure them that Boston badly needs a public performing arts space that is not subject to the whims of commercial promoters and developers. WS should not be allowed to let the cultural requirement slide. And burying the proposed change on page 53 of a 600 page PDF just reeks of obfuscation.</p> <p>Many of the largest theaters in Boston are now operated by for-profit enterprises (The Shubert, The Colonial and The Opera House). These companies want to bring big road shows to the city and feel little or no civic responsibility to work with local organizations. This is a real hardship for mid-sized performing arts organizations in Boston, which simply do not have the financial resources to produce their art in these for-profit theaters, and do not have a good choice of</p>

					<p>other venues with enough seats in the house to make productions viable. Not to mention that the for-profit promoters make it very challenging for local non-profits to even book dates in the theaters; the promoters would much prefer to have road shows on their stages. And the ticketing agencies they use add yet another layer of complexity.</p> <p>The BLO, in particular, needs a permanent home, and a properly designed cultural space could provide one for us and for other organizations. BLO is ready to talk about what would work for us and we are willing to partner with others, as we have demonstrated through our proposals for other properties around the city.</p> <p>I hope there will be considerable pressure on the mayor, Julie Burros, and on WS, to stand by the agreement for a performing arts center in the complex. Pop-up art and yoga on a linear park won't begin to match the possibility of finally having a non-profit performing arts facility in the city of Boston.</p> <p>(And perhaps you've seen this article discussing some of the challenges which developers of the High Line Park realized after the fact? <a href="http://www.citylab.com/cityfixer/2017/02/the-high-lines-next-balancing-act-fair-and-affordable-development/515391/?">http://www.citylab.com/cityfixer/2017/02/the-high-lines-next-balancing-act-fair-and-affordable-development/515391/?</a> )</p> <p>The Seaport neighborhood still doesn't have a "soul." Let's finally build it one!</p> <p>Sincerely, Allison K Ryder Board of Overseers, Boston Lyric Opera</p>
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3/27/2017	Harry King	JazzBoston	Boston	MA	2210	<p>Folks,</p> <p>As Vice Chairman of JazzBoston (<a href="http://www.jazzboston.org">www.jazzboston.org</a>), the umbrella and advocacy organization for Greater Boston's diverse jazz community, I strongly urge the BPDA to restore the 200,000 sq ft of cultural space committed to in the previous master plan for Seaport Square.</p> <p>As the Fan Pier/Seaport District area continues to be developed, WS Development has one of the increasingly few remaining opportunities to make its Seaport Square complex a unique and positive addition to the neighborhood. Space for both visual and performing arts is critical to the vibrancy of Seaport Square, to the Seaport District as a whole, and to the many thousands of people living and working there. Please restore the cultural space!</p> <p>Respectfully,</p> <p>Harry King</p>
3/27/2017	Robert Smith		Bostom	MA	2116	<p>I am writing in support of the Boston Lyric Opera, and in favor of finding a home for it at Seaport Square. Boston is a major world city, and should have a theater dedicated to its fine opera company. The Boston Lyric Opera has long had the attention of the international artistic community, and is a great asset to the city of Boston. It is an attraction for tourists, who often come to Boston just to hear the opera productions. These tourists are beneficial to the general economy of the city.</p> <p>Every major city in the world supports an opera company, and this is a great opportunity for Boston to support its fine opera</p>

						company by providing a place where it can operate with the distinction appropriate to this great city.
3/27/2017	David Shukis		Hingham	MA	2043	Boston needs a performing arts space for Boston Lyeic Opera, an important and vibrant part of the Boston cultural scene. While there are a number of large venues in the city that are not fully utilized, none of them are the right size with the needed facilities (orchestra pit, backstage space) for the full range of the operatic repertoire. Please keep a major performing arts center part of the plans for the Seaport!
3/27/2017	Esther Nelson	Boston Lyric Opera	Boston	MA	2111	<p>March 27, 2017</p> <p>Mr. Brian P. Golden Director Boston Planning and Development Authority One City Hall Square Boston, MA 02201</p> <p>Via postal mail and email (brian.golden@boston.gov)</p> <p>Dear Mr. Golden,</p> <p>We are grateful for the opportunity to comment on the Notice of Project Change filed by WS Development for the Seaport Square Development, and to express our support to maintain the City's earlier commitment towards a 200,000-250,000 gross square feet performance facility.</p> <p>While Boston is fortunate to have a number of theaters , none is ultimately suitable for opera, and, most important, none is dedicated to non-profit area producers, such as the Boston Lyric Opera. The Boston Foundation Study "How Boston and Other American Cities Support and Sustain the Arts", published in January 2016, highlights Boston's arts organizations struggle with appropriate and affordable facilities, particularly amidst prevailing high commercial costs. The Study also emphasizes a missing stratum of mid-size</p>

					<p>performance companies in Boston as compared to other American cities. Boston Lyric Opera is among those mid-size performing arts organizations, and one of the larger employers of area singers , musicians, and production professionals. Boston is proud to host one of the country's largest and most important symphony orchestras and museums, and a myriad of smaller cultural and performing organizations. The BSO and MFA would never have reached their full artistic potential without a home in which to grow. But a City's healthy cultural ecosystem supports a broad spectrum of organizations, from the larger to the smaller. Boston lacks a performance space where mid-size non-for-profit producers can reach their full artistic potential and a welcoming home for our larger community to engage in a wider spectrum of cultural activities.</p> <p>Artistically vibrant and financially healthy arts organizations, such as opera companies, depend on a physically adequate, functional, and affordable home in which to perform, which also enables them to welcome the community. Resident companies are more than producers of shows. We support local artists, and provide extensive community and educational programs year round. We are proud to work with our community, our cultural partners, libraries, museums, teachers, and students.</p> <p>In her recent book "Site and Sound" author Victoria Newhouse explores how successful performance spaces for the future are no longer expensive temples for the arts or outdated traditional theaters that smack of exclusivity, but rather flexible and transparent spaces, that reflect the City's openness to its diversified audience of the future. This is echoed in a recent national study "Building Better Arts Facilities – Lessons from a U.S. National Study" by Joanna Woronkiewicz, which also focuses on the importance of a performance facility's dedication to a non-profit operating</p>
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					<p>structure, equally highlighted in another recent study “Set in Stone – Building America’s New Generation of Arts Facilities,” by the Cultural Policy Center at the University of Chicago. Boston has an opportunity to become a leading visionary for a performance facility of the future but it will take leadership from the City. Any developer will have to consider their economic advantage first but the benefit cultural facilities are not measured by profit alone.</p> <p>200,000 gross square feet is an appropriate size for a performance space that can accommodate professional opera . A facility of that size can be designed to be inclusive of smaller organizations and neighborhood needs.</p> <p>Sincerely,</p> <p>Esther Nelson Stanford Calderwood General &amp; Artistic Director</p>
3/27/2017	Linda Lukas		Boston	MA	<p>2210</p> <p>As a member of the Impact Advisory Group, I wish to thank you for the opportunity to submit my comments for Seaport Square.</p> <p>As a 20+ year resident and condominium owner at 15 Sleeper St, I am in overall favor of the Seaport Square project, with the following comments:</p> <p>* A CALL FOR MORE CONDOS. Of the designated 3.2 million sq.ft. residential units, I am hopeful that at least the majority would be condominium. Residential real estate owners have a 'stake in the ground' and tend to care more about the neighborhood than transient tenants. My understanding as of this writing is all of the units will be apartments.</p>

						<p>* A NEED FOR GREAT ARCHITECTURE. Accolades to WS Development for initially hiring a 'high design' team of NADAAA, James Corner Field Operations and Sasaki. So far, the existing architecture of new development in the Seaport is greatly disappointing. A huge missed opportunity. For a project of this size at 13 acres, I urge WS Development to ensure that the design teams adheres to the highest standards of design excellence. Perhaps consider hiring a firm to overview the designs. Kohn Pedersen Fox of NYC, the high design master plan architect hiring by John Hynes and WS Development a decade ago, could be such a firm. The neighborhood deserves it!</p> <p>* HARBOR WAY ~ A PROMENADE TO THE HARBOR. The existing 'wall' of badly designed mid-rise buildings is a barrier for access to the Boston Harbor waterfront. The one-third mile public promenade down a 24-foot grade change is a much welcomed access for neighborhood residents and visitors. I also ask WS Development to incorporate well-designed signage into the project to assist visitors in accessing the waterfront through the 'wall' of ugly buildings.</p> <p>* HIRE FORT POINT AND SEAPORT ARTISTS. I salute WS Development for taking advantage of the enormous artistic talent in the Fort Point Channel and Seaport, and incorporating their art into the project.</p> <p>* REDESIGNING SEAPORT BLVD'S MEDIAN. Thank you WS Development for redesigning the ugly concrete median strip!</p>
3/27/2017	Erin Harris	Massachusetts Artists Leaders Coalition (MALC)	Cambridge	MA	2141	Dear Mr. Uter,



					<p>As an artist and long-time resident of the Boston area, I ask you to preserve the original space allotted in the Seaport Square development for a performing arts center. 200K - 250K gross square feet is a standard square footage for a performance center, and would be large enough for groups like the Boston Lyric Opera, as well as many local non-profit dance, theater, and music groups.</p> <ul style="list-style-type: none"> <li>• A new space like this one is an invaluable investment in both the Seaport District and the City of Boston:</li> <li>• Arts are essential to creating vibrant neighborhoods and communities. The Seaport District has grown rapidly, but is still finding its personality. It needs more than businesses' headquarters to do that.</li> <li>• Massachusetts knows better than most how much of an economic generator the arts are. Performances bring people into the city, which in turn, brings money to the MBTA and/or parking garages, to nearby restaurants and other retail entities. Especially in a section of Boston that is currently heavily industrial, this additional flow of people and money is important. Think of the Financial District: nothing around there stays open past 6pm because there's no need - all the people who frequent the shops during work hours clear out by then.</li> <li>• Arts organizations and spaces create jobs. Performance spaces don't just help artists: you need craftspeople, technicians, construction workers, administrative staff, and workers from many other supporting industries to build and run these spaces.</li> </ul>
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					<ul style="list-style-type: none"> <li>• And by virtue of having more spaces available, more jobs for artists are created as well. Decent performing spaces, especially those at affordable rates, for small and mid-sized groups is seriously lacking. There is an incredible wealth of talent in Boston between solo artists, groups, organizations, and students. But if they have no where to perform or display work, how can they make a living wage?</li> <li>• Finally, the arts connect us. They connect people and communities; they help us understand each other, and subjects we're not familiar with or find difficult. The arts foster empathy, and given our current climate, that's not something any of us should take lightly or overlook.</li> </ul> <p>Thank you for your consideration. I look forward to seeing this project progress.</p> <p>Sincerely,</p> <p>Erin M. Harris Steering Committee, Massachusetts Artists Leaders Coalition Graphic Designer and Marketing Consultant</p>
3/27/2017	Robert Lynam		Haverhill	MA	1830 I would like to voice my support for keeping the proposed Seaport Square performing arts center at 200,000 to 250,000 sq. ft. Over my career as a professional musician performing in Boston for nearly 40 years, I have had the opportunity to work in most of the venues in Boston. None of these venues are completely adequate for ballet or opera. Most are old buildings that don't have the necessary backstage facilities and acoustics that are less than ideal. A new performing arts center would address these problems and create jobs for

						dancers, singers, musicians, actors, stagehands, wardrobe, ushers and others. It would also create jobs in hotels and restaurants in the area. If Boston wants to be a world class city, it needs a modern, state of the art performing arts center.  Bob Lynam
3/27/2017	Maria Lyons	Port Norfolk Civic Association	Dorchester	MA	2122	As a advocate for the environment and people enjoying natural spaces, I strongly oppose the new design of Seaport Square. After visiting this neighborhood often, you can't help noticing how dark it is between the buildings. The public square should be much wider and reach the ocean, so that you can actually see the ocean from Seaport Square and so that there will be enough light to grow trees and other plants. The plan should reflect the original promises made to the community. If these promised can be ignored so easily, why should any neighborhood agree to anything?
3/27/2017	Linda Corbin		Northborough	MA	1532	The arts are a crucial part of a vital neighborhood and I support preserving a performing arts center in the Seaport that could be a resource for arts, education, and not-for-profit groups across our community.
3/27/2017	David Feltner		Boston	MA	2116	I am writing to express my feelings that a large format arts center be included in this project. Boston has many fine venues but it is lacking in one critical area: that of a dedicated space for opera. Availability of space is an issue for many of Boston 's art groups, so ideally this project would also include some smaller theaters for groups like the Chamber Orchestra of Boston. This project has the potential to dramatically improve the quality of the arts and offerings to the people of New England.
3/27/2017	Ela Brandys	Boston Flute Lessons	Cambridge	MA	2140	To whom it may concern,

					<p>My name is Ela Brandys, I am a musician, perform, teacher, and artist. I consider Boston my home since I move to this city in 2003. I moved here to attend the Boston Conservatory of Music. While I was in school I was thrilled to see how much vibrant musically this city is. While I was in graduate school, I went to all possible live concerts and performances as possible; the symphonies, operas, ballet, Broadway, etc. My dream and goal was to perform in these venues and with such a incredible organizations one day.</p> <p>Now as a professional musician I have an opportunity to perform with some of these organizations. I am even more inspired and enriched by every performance and work I do. However, I am sadden to hear that some music organizations such as the Boston Lyric Opera does not have their theater or opera house. I am actually troubled by this. Boston Lyric Opera is one of the best and oldest organizations in the city of Boston and it is sad that they do not have their own opera house (home) in Boston.</p> <p>As a music pedagogue, I encourage my students to attend as many concerts in Boston as possible. In addition to weekly lessons, concerts are their another educational center, it enhances their playing and also develops their concentration and creativity. After each performance they attend, whether it is opera, symphony, or chamber concert, they feel incredibly inspired and motivated to work on their craft. This changes their lives and they become arts lovers forever. One of my students said: "I feel part of every performance, I am connected to it and it is immersive experience. The sound of live performance is so much more than on CD you hear at home...."</p>
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						<p>Please, reevaluate your change for Seaport Square. We need the performing space in Boston. The arts are essential to this vibrant Boston community and we need more performing space and arts scene that will bring this community together and foster future generations.</p> <p>This city is an inspiration for my artistic career and what I do in my daily life. I am hopeful that you will reconsider the plans for the Seaport Square and keep the ARTS Center alive in Boston.</p> <p>Thank you, Sincerely, Ela Brandys</p>
3/27/2017	Julie Hennrikus		Somerville	MA	2143	<p>Boston has a vital, rich performing arts community. We are missing a few elements that would make it world class--they include a performing arts center with a space that can be used for theater, opera, and dance; a small black box (or two); rehearsal spaces; gathering space for arts workers and audiences. Please commit to the large performing arts facility on the Seaport--it will build community, drive traffic, provide a cultural and economic center, and drive Boston to the next plateau.</p>
3/25/2017	Emma Wiegand		BOSTON	MA	2119	<p>Boston desperately needs performance spaces! It is essential that our respected larger theatre companies be supplied with quality, appropriately-sized venues so that they may continue their very valued work, but we also have an energetic fringe theatre scene that is in great peril these days. Even just one additional smaller venue would go a huge way in keeping alive the very active smaller theatre scene that shows off our local talent and encourages arts students from many of Boston's universities that they can actually stay in town after school, testing out their skills and growing as artists before</p>

						<p>potentially taking the plunge into larger cities. Imagine if our theatre scene was so robust that those young artists could even stay in Boston permanently...Boston has a real opportunity to decide what kind of city it wants to be. I strongly urge you to envision a Boston where a thriving arts scene attracts tourists and brings out locals, where scrappier companies can create edgier works and where we all benefit from the economic and cultural richness that comes with valuing the arts.</p>
3/25/2017	Danielle Lucas	Boston Actors Theater	Waltham	MA	2453	<p>I have been producing theater in Boston for the last 13 years and have always had issues finding space for our works. We produce theater for the community, about the community, by the community. Meaning local playwright's works regarding issues that happen in Boston and it's surrounding communities. We try to give a voice to those who don't have one and educate our audiences of the experiences happening in their community that they may not realize. A new space such as this one would allow us to be able to produce more without worrying there is no space to produce. The lack of space has been a significant issue over the years. Our regular space at BU's Playwrights' Theater becomes more limited to outside companies it becomes harder to represent those in our community. Please consider theater space or spaces in this plan. It is much needed for our theater community to be able to enrich the lives of Bostonians.</p>
3/25/2017	Kyler Taustin	Brown Box Theatre Project	Boston	MA	2125	<p>Brown Box Theatre Project is a member of the Boston theatre community and has been an active member of the BPDA's Fort Point Watersheet Activation program for the past 5 years. Mr Richard McGuinness of the BPDA can attest to the success of our programming which provides FREE access to theatre for communities that can typically not afford to attend theatre due to financial barriers and the high cost of tickets. All the while, we are an integral part of the BPDA's Activation</p>



					<p>of the area, making the waterfront a destination for locals and tourists alike through free and regular theatrical programming providing community and economic benefits for the neighborhood.</p> <p>Our upcoming show to be performed along the waterfront in May was almost irreparably delayed due to a lack of rehearsal space in the city. All avenues we usually take to acquire rehearsal space through our partners at Boston Properties, the BPDA, and other collaborators throughout Greater Boston, could not provide us with the much needed space to rehearse and develop the production. The issue was not a lack of support -- all of these organization invest financially --it was a matter of a lack of real estate.</p> <p>I am writing to express my support for the original plan for the Seaport development and the mandate for a significant performing arts and cultural center in the area. The BPDA has proven its support for the arts, in many ways including the funding of arts programming through the Watersheet Activation Program. If the BPDA wishes to continue to benefit from the value of the arts to bolster its OWN programming and successfully achieve its OWN goals, the BPDA must be sure that the very art they depend on has a place to be created. The BPDA should ensure that the mandate remains.</p> <p>It is clear that the BPDA recognizes the economic and community values of the arts. Your support of our organization is evidence of this fact. We hope that you will continue this support by assisting us in establishing more partners in the area through new development and be sure that we have more opportunities and resources to create the work that benefits our communities and the planning and urban renewal efforts of the BPDA.</p>
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3/25/2017	Kenneth Freed		Boston	MA	2110	The proposed reduction in the size of the performing arts facility is a great disappointment. Boston needs a purpose built opera house, seating 1800 to 2200 persons.
3/25/2017	Gary Durham	Emerson College	Somerville	MA	2145	To whom it may concern: Please continue with plans for the Performing Arts space. There is much need for additional affordable spaces within the Boston area, particularly for smaller arts organizations. Boston has always had a strong arts community and the continued support of this is vital.
3/25/2017	Erin Butcher	Maiden Phoenix The Co, Costume Works INC	Arlington	MA	2474	I am a theatre artist working in the Boston area and I would like to express my support of the Seaport performing arts center. I think it is vital to Boston's growth as a cultural hub. I wear many hats as an artist. I am an actor working with small theatre companies and right now finding affordable space to put up these works is our biggest and most expensive challenge. I also produce work with my company Maiden Phoenix Theatre Company, whose mission is to create theatre that tells stories about women. Being able to bring our work to this area would be a huge help in reaching new audiences and in our work to raise money for local non-profits that benefit women (in the past we have raised funds for Planned Parenthood and Domestic Violence Ended (DOVE)). I also work a full-time survival "day- job" as a Stitcher/ First Hand for Costume Works INC. One of our biggest and longest standing contracts is with Boston Lyric Opera (who I have also performed with in last Fall's GREEK) the continued growth and success of BLO is essential to the growth and success of our small, female owned and operated business. It is a job I am very lucky to have which provides me with a steady income, health insurance, and a 401k plan, while enabling me to continue to pursue my other artistic endeavors. The Seaport performing arts center will create and

						sustain jobs in the arts and will help draw more people out from behind their Netflix to take in the culture of the city and SPEND MONEY in the area. The arts are essential to our cultural growth but also our economic development. This city loses a huge swath of its graduating art students from area colleges every year because there are not enough good paying jobs in the arts in Boston. This project can help turn that around. I fully support its creation and hope to be working there in years to come.
3/25/2017	Stewart Smith		Brighton	MA	2135	Im an actor, living and working in Boston, and I know, first hand, that this city is suffering from A lack in space, both for performance and rehearsals. A performing arts center on the scale of what was originally proposed would help to alleviate this problem, as well as help provide jobs for many of the actors, dancers, performers, set builders, etc. who live and work in this city. Giving is space to play will also attract patrons to the area, who will eat at the areas restaurants, shop in the areas stores, and boost the local economy. Please, approve the original plan for the performance center.
3/25/2017	Patrick Gabridge		Medford	MA	2155	I received some information that the developers might want to reduce the amount of performing arts space that was originally supposed to be part of this project. I am a playwright and theater producer who works extensively around Boston and New England. One of the most difficult challenges facing theater and performing arts groups in our city is lack of space to perform and rehearse. Creating performing spaces provides important enrichment opportunities for Boston residents--the vibrancy of our city depends on a thriving arts and performance scene. And the economic return is large--new spaces mean more jobs, in addition to economic impact on surrounding and supporting businesses. Every dollar invested in the arts returns manifold in return. Please

						don't allow developers to back off on pledged space, or eliminate it entirely.
3/25/2017	Kiki Samko		Jamaica Plain	MA	2130	As a freelance performing artist and sometimes-producer with a performing arts company, I can attest that one of the greatest challenges we face as performers and organizations is lack of space. We are constantly competing for performance and rehearsal space in the city with other small theatres. Theatre performances bring not only culture to the areas where we produce, but also economic viability. With theatre-goers come dinner-goers, post-show drinks, etc. A performance space provides jobs for actors, designers, directors, producers, administrators in the arts. The more jobs we have in Boston, the more likely we are to retain talent graduating from our universities and conservatories. The less likely we are to lose folks to New York and DC or LA or San Francisco. Boston currently feels like a rung on a ladder for many artists in stead of a permanent aspiration. With more performance space comes the opportunity for more performance opportunities, which necessitates more jobs in Boston. The more we can produce, the more we can employ. The more we can employ, the more viable we become as a destination for career artists. And the more career artists we retain, the more people will travel to Boston or to neighborhoods within Boston seeking that art, stimulating area businesses. A performing arts center as part of this development is essential to providing the opportunities Boston needs for its arts scene to continue to expand, rather than stagnating with lack of spaces to produce theatre in the city.
3/25/2017	MaryAlice Holmes		Milton	MA	2186	I am delighted that you are choosing to include cultural and entertainment space within the development. Please make sure to create this space in such a way that it could be utilized by the multitude of theaters and artists' group currently in

						<p>Boston that have been unable to find affordable performance space in the city. Several smaller spaces have been lost in the last five years or so to residential development and that has left a gap in Boston's theater world. Kudos for the development but, please, it is essential to a city's vibrancy that it maintain a vital culture landscape. Boston's landscape lacks the voice of the small theater companies. The arts do not generate great amounts of revenue (unless it's "Hamilton") so artists and performers are often overlooked. I beg you not to overlook us.</p> <p>Thank you.</p>
3/25/2017	John Geoffrion	Hub Theatre Co of Boston	Cambridge	MA	2141	<p>As the leader of a small performing arts organization as well as a performer, I call on the BPDA to honor their initial vision and mandate that WS Development allocate 200,000 - 250,000 sq ft in their Seaport Square project for performing arts.</p> <p>Other mid-sized cities have flourishing arts communities specifically because of their negotiation and legislation requiring developers to allocate space for artistic and cultural purposes. Boston's performing arts community is struggling in comparison due to the lack of affordable performance space. The impact of the loss of the Factory Theatre, one of the most-utilized and affordable spaces, in 2014 is still being felt.</p> <p>The City of Boston's investment in affordable performance space will send a much-needed message that they are committed to supporting and nurturing its artists and arts organizations, and will help prevent the 'talent drain' of young emerging artists and performers to other regions. The performing arts are an economic generator, creating jobs and opportunity as audiences and artists patronize neighboring</p>

						businesses. The performing arts are incalculably important for education, as studies demonstrate that students who participate in the performing arts have higher test scores and better focus, perform better in math and science, and are more creative and empathic.
3/25/2017	Linda Toote	Boston Lyric Opera, Boston University	Newton	MA	2458	<p>Hello. Thank you for providing this forum for comment. I am the Principal Flutist of the Boston Lyric Opera, piccoloist with the Boston Pops Esplanade Orchestra, have played for decades with the Boston Symphony and teach at Boston University and Boston Conservatory at Berklee. I have been a Boston resident and professional for 21 years. Previously I was an arts professional in the cities of Atlanta, Milwaukee, Tampa and Orlando for another 15 years. Although Milwaukee is still developing some of its options for their arts organizations, I would mention that all of the rest of these cities are quite proud of the state of the art venues they have created for their citizens and artist communities.</p> <p>Having lived and worked in the performing arts in geographically diverse cities has been a privilege but by far, Boston is the city of which I am the most proud. It's vibrant cosmopolitan atmosphere is a source of constant inspiration to me and helps me attract students of high quality to the institutions where I teach. Since I teach performers of music, being able to use the calling cards of the major institutions is a recruitment tool and is something which adds immeasurable value to their education.</p> <p>It has been painful to me, having played in the Lyric Opera for more than 20 years that we have never had a home worthy of the quality and scope of performances that the company can offer. Opera is a wonderful and miraculous synthesis of</p>



					<p>several disciplines - stage craft, vocal craft, orchestral craft, design, and lighting just to name a few, and requires a venue large enough and well suited for this endeavor. The Lyric Opera company has been making do with inferior acoustics, space limitations, and lack of hall availability for decades. The management of the company has persevered and has been unceasingly creative in dealing with these limitations. But we are now at a major crossroads having reached multiple dead ends, venue after venue, due to prohibitive hall rental costs or availability of access. It is something of a miracle that opera in Boston has still thrived and survived this long.</p> <p>It is a testament to the fact that people enjoy opera and will support the art form.</p> <p>The development of the Seaport Square is an exciting venture, but retail attractions alone are not enough to bring people in over the long term. It is a well established fact that the amount of money generated by the arts more than pays for itself, in the business it will generate for the local shops and restaurants. If the goal of the development of Seaport Square is to create the status of a "destination location" and to generate a sense of vitality, a large performing arts space, as planned for in the original conception must be a major part of this plan.</p> <p>If Boston, the most European of American Cities - "Athens on the Charles" - is to distinguish itself from every other cookie cutter city, it must stand out as a leader in the support of the arts, especially in a time when drastic cuts to the arts are a real possibility. We must think and plan for the long term, remembering what makes us human, what opens our eyes, ears and hearts and reaches us in deep and profound ways.</p>
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						<p>I desperately hope that the plans for the Seaport district will keep this vision in mind.</p> <p>Thank you.</p> <p>Linda Toote Principal Flute, Boston Lyric Opera Piccolo Boston Pops Esplanade Orchestra Woodwind Coordinator, Lecturer in Flute, Boston University Associate Professor, the Boston Conservatory at Berklee</p>
3/25/2017	David Angus	Boston Lyric Opera	Boston	MA	2111	<p>I am the (British) Music Director of Boston Lyric Opera. I conduct operas internationally, and proudly tell people all over the world about my work in Boston. However, they are always shocked to hear that we do not have a proper theatre in which to perform; they think that Boston is a great cultural centre, as it is in so many ways, and cannot believe that a flagship company like BLO does not have a proper home, as would be the case in all other major US cities. In fact many much smaller cities without any cultural tradition are far better served in terms of theatres for opera etc., and it is a huge gap in Boston's public image that it doesn't have such a venue. I was appalled to hear that, in spite of a commitment to providing, at last, a serious venue in this new development, that WS Development are now seeking to renege on their promise.</p> <p>Please, please insist on them honouring their commitment and give Boston the sort of facilities that every major city requires, and let BLO help raise Boston's artistic profile so that it becomes even more of a cultural destination. This can only make the city richer, in terms of cash but also in mental and spiritual well-being!</p>

						<p>Boston Lyric Opera does major performances to the highest international standards, whilst at the same time generating interest and understanding amongst schoolchildren and thousands of students, through their education department. This is a company in which the city should be showing great pride, and which it should very publicly support and endorse.</p> <p>David Angus - Music Director.</p>
3/25/2017	Daniel Calahorra		Boston	MA	2130	<p>The city of Boston needs a performance center for Opera. Please do not reduce the city-mandated requirement for performing arts space. Arts and culture is not a waste of money, and the budget and space designated for it shouldn't, mustn't be reduced. Music educates people, and education is the most important aspect of a city and of communities. Education is the only way we can fight hate, prejudice, xenophobia, and incompetence.</p> <p>Maybe using the space to build something else could prove more profitable, but if human beings are eternally ruled by what is profitable, we will end up living in a poor, empty society that worships money as their god (very close to what we are already living in). Please, please, help us fight against this vision, help us fight for the arts. Boston does not have a suitable space for opera performances. You have the power and the capacity to provide that space. Don't miss this opportunity, History will thank you.</p>
3/25/2017	iva milch	boston lyric opera orchestra member	arlinton	MA	2474	<ul style="list-style-type: none"> <li>· The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.</li> <li>· The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains.</li> </ul>

						<ul style="list-style-type: none"> <li>· The performing arts industry, especially local non-profit producers like Boston Lyric Opera, are vibrant job creators. BLO alone provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs. Individual artists, craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries through Boston would benefit from a new center like this.</li> <li>· The arts are an economic generator. Wherever performances happen, supporting businesses like restaurants, retail outlets, garages and more see a significant boost in their sales, providing additional jobs and wages for working individuals.</li> <li>· A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant, creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety of creative skills, and more. A student that excels in the arts typically also excels in math, science, reading comprehension, and other key learning skills.</li> </ul>
3/25/2017	Maja Tremiszewsk a		Cambridge	MA	2139	<p>Hello,</p> <p>I am a local freelancing pianist and I would like to strongly support the original plan for Seaport development which included performing arts center. I've been recently working for Boston's a lyric Opera, which is the largest opera company in the US that doesn't have a designated home. I strongly think</p>

					<p>that needs to change and the Seaport developed is a big chance for it. I think that:</p> <ul style="list-style-type: none"> <li>· The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.</li> <li>· The performing arts industry, especially local non-profit producers like Boston Lyric Opera, are vibrant job creators. BLO alone provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs. Individual artists, craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries through Boston would benefit from a new center like this.</li> <li>· The arts are an economic generator. Wherever performances happen, supporting businesses like restaurants, retail outlets, garages and more see a significant boost in their sales, providing additional jobs and wages for working individuals.</li> <li>· A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant, creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety of creative skills, and more. A student that excels in the arts typically also excels in math, science, reading comprehension, and other key learning skills.</li> </ul> <p>Thank you! Maja Tremiszewska</p>
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3/25/2017	David McFerrin		Boston	MA	2131	As a professional singer based in Boston, who performs as a regular soloist with the Boston Lyric Opera, Handel and Haydn Society, Boston Baroque, and many other organizations, I want to offer my enthusiastic support for maintaining the BPDA's original mandate that the Seaport Square development include a significant performing arts center. A modern space capable of presenting operas and other large-scale performances would be an incredible boon to Boston's cultural, educational and economic landscape. A space like this in the burgeoning Seaport District would provide new employment opportunities for many professional artists like myself, help to stimulate the creativity of city students, further enrich the city's arts scene, and serve as a major economic generator.
3/25/2017	Cyrus Tehrani	South Boston Resident	Boston	MA	2127	I'd like to voice my support of the updated design for Seaport Square. As a South Boston resident, I feel that density, in both commercial and residential space, is crucial to the neighborhood and city's development and that is improved with the updated design. I encourage the BPDA to approve the updated project proposal.
3/25/2017	Amelia Katzen		Newton	MA	2458	I am writing to express my strong support for the original requirement of a performing arts and cultural space, dedicated to non-profit use, at Seaport Square. The city of Boston is world-class in every way except for its lack of a home for its opera company, Boston Lyric Opera. There are currently no venues adequate or appropriate as a permanent home for this world-class company, which desperately needs a home that it can share with other community performing arts organizations. The City needs a performing arts center large enough to accommodate a large-scale opera production and flexible enough to be used for smaller scale performances by other organizations. The Seaport district will benefit greatly from the vibrant nightlife provided by performing arts, as the



						City benefits from the 350 jobs provided each season by BLO alone. Please ensure that the original mandate is preserved and that this opportunity is not lost.
3/25/2017	Cristi Rinklin	Ms.	Dorchester	MA	2125	<p>Please do not renege on the city-mandated, 200k+ sq. ft. performing arts space in the Seaport Square development. The Arts are important to Boston, and new high-end development that is flooding the South End and the Seaport District is driving artists out of workspaces, and there's nowhere to go. The Arts should be preserved, not desecrated.</p> <p>Cristi Rinklin Visual Artist and Associate Professor of Visual Arts, College of the Holy Cross 2x recipient of the MassCultural Council Artist Fellowship</p>
3/25/2017	nancy brown	brown box theatre project	assonet	MA	2702	<p>Dear Mr. Uter,</p> <p>I am a major contributor and supporter of the Brown Box Theatre Project , a non- profit touring organization based in Boston , dedicated to bringing free and affordable theatre to communities with limited access to the performing arts. This is a young company that aspires to educate and encourage students from all walks of life to attend their performances and participate in their workshops . I urge you to consider using this proposed performing arts site to it's fullest potential . This company of dedicated artists works very closely with the DCR to share their performances in and around the city to insure everyone has an opportunity to share in the theatre experience . Furthermore it is a great resource offering working actors opportunities for continuing education in their craft. There is a shortage of performing space for small to mid-sized artistic groups . The original plan for the Seaport development included a mandate for a performing arts and cultural center large enough to be home for many organizations. The BPDA should endure that the mandate</p>

						remains. This is vital to the city . Jobs , education, community involvement and a sense of civic pride go hand in hand . This is an opportunity to provide Boston's art community with an invaluable resource. I urge you to ensure that the original vision of development is preserved . Small companies with limited resources need this opportunity .
3/25/2017	Hannah Pryfogle	Brown Box Theatre Project	Boston	MA	2113	<p>I am writing to support the proposed Seaport Square performing arts center. The struggle to find rehearsal and performance space in Boston affects performance artists severely. In turn, the work suffers. I cannot express this enough. Without space, theatre companies get crammed into small corners of Boston. Ultimately, this threatens a company's success. Audiences are more likely to attend performances in a dedicated performance space.</p> <p>Seaport is a thriving neighborhood, and only growing bigger. It has the most potential of any other Boston neighborhood. Local restaurants, shops, and residents all benefit from a performing arts center.</p> <p>I am grateful that this proposal is being considered, for it shows how important the arts community is to Boston. Please bring this idea to life. Thank you.</p>
3/25/2017	Alicia Bettano		Merrimac	MA	1860	<p>Boston is a world class city, historically; it's what Boston is known for. Our city is also home to some world-class theatres, performers, artists, and musicians, who often times don't have the room to rehearse, the room to run a program, or the room to even host cultural programs. Seaport Square could be a defining point in Boston culture by having it as an arts mecca. Culturally, it puts Boston in a position to redefine itself as a world class city for culture as well. Economically, it brings in jobs - we would need managers, front of house ushers; the potential for non-profit organizations making a</p>

						<p>home in the space gives options for them to expand and put on more productions, hiring electricians, designers, press assistants. It would also bring more people as tourists not only to Boston, but to the Seaport. Boston and the Seaport could be known for installing a hub where people come together, work wise and for entertainment, and for representing the all creative minds Boston has produced.</p>
3/25/2017	Alisha Jansky	Titanic Theatre Company	Cambridge	MA	2138	<p>The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains. A new space could provide employment opportunities, provide decent performance spaces for educational organizations at affordable rates are hard to come by in Boston. As the founding member of a small fringe theater company, performing space is needed in Boston and there is a storage of space that is negatively impacting small to mid sized performing arts groups.</p> <p>The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.</p>
3/25/2017	Laura Neill		Brighton	MA	2135	<p>I support the original vision and land requirement for a performing arts and cultural space, dedicated to not-for-profit use. The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains. As a Boston artist, I know firsthand how much of a demand there is for performing arts spaces and how the arts revitalize and rejuvenate our community.</p> <p>The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to</p>

						<p>build community and can help develop a civic profile and unique identity for a neighborhood.</p> <p>The performing arts industry, especially local non-profit producers and other performing arts organizations, are vibrant job creators. For example, the Boston Lyric Opera alone provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs (including an orchestra, solo singers, set designers etc).</p> <p>Individual artists, performing artists (musicians, dancers. etc..) craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries through Boston would benefit from a new center like this.</p> <p>The arts are an economic generator. Wherever performances happen, supporting businesses like restaurants, retail outlets, garages and more see a significant boost in their sales, providing additional jobs and wages for working individuals.</p> <p>A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant, creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety of creative skills, and more. As a public school teacher, I have witnessed the positive benefits of the arts in my students firsthand.</p> <p>Thank you very much for your attention to this important matter.</p>
3/25/2017	Margaret Bettano		Merrimac	MA	1860	<p>With the national endowment for the arts being unfunded now would be the perfect time for this. Not only will it give the inner city residents a place for art it would bring more people in from Massachusetts and further , which will help small</p>

						businesses all around. The seaport district is beautiful but there's nothing there exciting
3/25/2017	Jo Ann Rothschild	the painting center	Boston	MA	2118	It's crucial that the area designated for a non profit art /theatre/dance performance stage be preserved at its maximum footage. Boston's art institutions struggle for affordable space to work and perform. Too often developers present initial plans that support the arts community only to deminish and weaken that support as the projects progress. Arts make Boston an interesting exciting place to live. They need more support, not less.
3/25/2017	Luanne Witkowski	MassArt/Kingston Gallery/USEA/MHAC/CA MH	Boston	MA	2120	<p>Please SAVE the Seaport Performance Space!!</p> <ul style="list-style-type: none"> <li>· The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.</li> <li>· The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains.</li> <li>· The performing arts industry, especially local non-profit producers and other performing arts organizations, are vibrant job creators. For example, the Boston Lyric Opera alone provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs (including an orchestra, solo singers, set designers etc). Individual artists, performing artists (musicians, dancers. etc..) craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries through Boston would benefit from a new center like this.</li> </ul>

						<p>· The arts are an economic generator. Wherever performances happen, supporting businesses like restaurants, retail outlets, garages and more see a significant boost in their sales, providing additional jobs and wages for working individuals.</p> <p>· A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant, creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety of creative skills, and more. A student that excels in the arts typically also excels in math, science, reading comprehension, and other key learning skills.</p> <p>Please DO NOT CAVE to greedy developers!! Thank</p>
3/25/2017	John Greiner-Ferri s	Alley Cat Theater	Quincy	MA	2170	<p>I am a playwright in Boston (MFA, BU, 2011) Alley Cat Theater is a small fringe theater, one of two theaters I have founded and manage. The other one is Boston Public Works Theater Company. Both theaters are playwright-centric, founded so playwrights, as artistic entrepreneurs, can produce their own work, increasing the the number of new plays in Boston with the ideas of making Boston a hotbed for new plays that will then move out into the United States. I can't emphasize more the need for affordable space in Boston for companies like mine for auditions, rehearsal, and productions. I am constantly scrambling to find venues, many times in out of the way places. I just returned from Charlestown today where we held auditions for our next production, a new play I wrote that I'm producing at the BCA.</p>



						We will be in Charlestown for the next two nights. This play is one that I've received a residency at the prestigious Vermont Studio Center to develop, and I just received a \$15,000 Boston Foundation LAB Grant for my theater and this play to produce it. The point I'm trying to make is that some significant organizations have deemed this play worthwhile for audiences to see, but Boston isn't making it easy. I'll be employing roughly 15 Boston based artists for this production.
3/25/2017	Queen Arsem		Boston	MA	2130	It's crucial that this project include the original vision of a performing arts and cultural space, dedicated to not-for-profit use by local artists
3/26/2017	Melanie Matson		Cambridge	MA	2140	I am writing to encourage you to stick with the original vision and land requirement for disgusted space for non profits. Arts and culture are a vibrant part of our community and strengthens our economy as well.
3/26/2017	Emily White		Brookline	MA	2445	I am a recent graduate of Emerson College's Performing Arts program and currently a freelance theater artist in Boston. I work as an actor, dramaturg, playwright, and arts educator. Having worked in the Boston theater scene for over five years, I am painfully aware of the lack of space to rehearse and perform for the many excellent theater companies in Boston. These companies do great work in terms of diversity, inclusion, and education and contribute greatly to the improvement and excellence of Boston's culture and inclusive atmosphere. The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains. This space would provide necessary places for theater artists to perform, create, develop new jobs, and educate audiences and young people. A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant,

						<p>creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety of creative skills, and more. A student that excels in the arts typically also excels in math, science, reading comprehension, and other key learning skills. As an educator I have seen firsthand the positive impact of theater on young people, and I highly support developing this space as a performing arts area.</p>
3/26/2017	Liam Moran		La Crosse	WI	54601	<p>To whom it may concern,</p> <p>I write to support inclusion of a theater/rehearsal space for Boston Lyric Opera in this development. While I now live in Wisconsin, I grew up in Brookline. My wife and I have both been principal artists with Boston Lyric Opera. Most recently we were both featured in their groundbreaking production of Carmen directed by Calixto Bieito, presented at the Boston Opera House. I am writing from New York, where I am currently working at the Metropolitan Opera.</p> <p>An opera company, however, cannot fully exert its identity or claim its rightful place in the cultural landscape of its city without a permanent home. Since BLO was unable to continue its partnership with the (already flawed) Shubert Theater they have been in search of such a venue.</p> <p>Arts organizations, while valuable for their own sake, also foster stronger senses of community and are generators of economic activity. Consider Lincoln Center: it is both a cultural powerhouse and a physical destination. Its prestige is a major part of New York's identity, it is a shorthand moniker for excellence and brings thousands of visitors to its environs every night.</p> <p>The Seaport, with this opportunity, has a chance to capture that sort of legacy and dynamism. Symphony Hall cannot be</p>

						<p>moved, but this presents you with a chance to welcome a prized cultural institution to the waterfront.</p> <p>In short, this partnership seems like a clear win-win: a company that needs a permanent home that could become part of the ongoing renewal of and excitement around the Seaport. I'm struggling to see a downside, and hope you will support their vision as enthusiastically as I do.</p> <p>Sincerely, Liam Moran</p>
3/26/2017	Ashley Difranza		Hopkinton	MA	1748	I support the original vision and land requirement for a performing arts and cultural space, dedicated to not-for-profit use.
3/26/2017	Judith Marquis	--None--	Chestnut Hill	MA	2467	<p>Please consider seriously the need for a performing arts center in Boston. We live the opera, dance, theater and other performing art groups that desperately need a home of their own. Boston can be a world class city some day, but it will need a proper venue for the performing arts to meet that goal.</p> <p>Thank you very much, Judy Marquis and Keith Nelson</p>
3/26/2017	Judith Marquis	--None--	Chestnut Hill	MA	2467	<p>Please consider seriously the need for a performing arts center in Boston. We live the opera, dance, theater and other performing art groups that desperately need a home of their own. Boston can be a world class city some day, but it will need a proper venue for the performing arts to meet that goal.</p> <p>Thank you very much, Judy Marquis and Keith Nelson</p>
3/26/2017	Mary-Lynne Bohn		Carlisle	MA	1741	<p>It is an exciting time in the Boston arts scene as the city negotiates use of space in the Seaport District for a significant performing arts and cultural center. Boston is the envy of other cities across the nation as we are home to such high quality and diverse arts organizations. The arts are</p>

						<p>entrenched in our community, from public art installations at MBTA stops to our historic Boston Pops concerts at the Esplanade. This cultural richness pervades all segments of our city as patrons who come to Boston for performances also dine in local restaurants, shop in our stores, tour our historic landmarks, park in our garages, send their children to our colleges, and much more. The revitalized waterfront space would help ensure the cultural health of our city by becoming a prominent and permanent home for many performing arts and cultural education organizations. It could also provide the perfect location for a dedicated opera house which our city lacks yet so desperately needs. I urge you to maintain the original vision and land requirement of this project so Boston continues to flourish as a cultural and performing arts destination, and a model for the rest of our nation.</p>
3/26/2017	Don Packer	Conductor Productions	Boston	MA	2116	<p>Dear Sirs/Madams:</p> <p>As a business owner of one of the most successful commercial and editorial video companies in Boston, as a person working in Boston for over 35 years, and as a former student of Boston University, I support the original vision and land requirement for a performing arts and cultural space, dedicated to not-for-profit use.</p> <p>Simply, a new space could provide tremendous employment opportunities, not only directly but indirectly, much like the film industry is doing on Boston now. Hotels, restaurants, general services etc. will have to expand, not to mention the construction.</p> <p>The performing arts industry, especially local non-profit producers and other performing arts organizations, are vibrant job creators. For example, the Boston Lyric Opera alone</p>

					<p>provides more than 350 employment opportunities each season including full-time, part-time, and contract jobs (including an orchestra, solo singers, set designers etc). Individual artists, performing artists (musicians, dancers. etc..) craftspeople, technicians, engineers, construction workers, administrators, and workers in countless supporting industries through Boston would benefit from a new center like this.</p> <p>In addition, the arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.</p> <p>The original plan for the Seaport development included a mandate for a significant performing arts and cultural center in the area, and the BPDA should ensure that mandate remains.</p> <p>And lastly, the arts are an economic generator. Wherever performances happen, supporting businesses again like restaurants, retail outlets, garages and more see a significant boost in their sales, providing additional jobs and wages for working individuals.</p> <p>A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant, creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety of creative skills, and more. A student that excels in the arts typically also excels in math, science, reading comprehension, and other key learning skills.</p>
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						<p>Thank you for your time and consideration.</p> <p>Don Packer</p>
3/26/2017	Lanci Valentine	Private citizen attending several organizations	Duxbury	MA	2331	<p>As one whose life has been greatly enriched and expanded over some decades by attending arts performances in Boston. I urge you to retain your original plan of a large performance hall for multiple organizations. When completed the Seaport corridor will be a destination for world class performances and will cement the region's cultural heritage. As a subscriber to BLO I especially think an adequate opera house is a critical addition. Please don't disappoint the cultural constituency of Massachusetts and beyond.</p> <p>Thank you,</p> <p>Lanci Valentine</p>
3/26/2017	MJ Halberstadt	Bridge Repertory Theater	Brookline	MA	2446	<p>A space devoted to arts-- and particularly performing arts-- would be a tremendous addition to this neighborhood and a good faith demonstration of Boston's commitment to the attractions that make it a desirable place to live. I can say, with utmost confidence, that a venue for performing arts would be in high demand among the best quality dance, theatre, music and comedy that New England has to offer.</p>
3/26/2017	Lynne S Brandon	Rad Fem Arts	Watertown	MA	2472	<p>I am a playwright, and member of the Dramatists Guild, International Centre for Women Playwrights, and StageSource in Boston. I fully support the original vision and land requirement for a performing arts and cultural space, dedicated to not-for-profit use, for this project. Theatre and the arts bring an enormous amount of money, visibility, and energy to Boston (just witness what the ICA started in the Seaport area). The Seaport is in danger of becoming tall blocks of housing units catering to a relatively uniform population. The arts bring EVERYBODY. And, speaking as a small theatre artist, we need all the spaces we can get, particularly ones for not-for-profit endeavors.</p>



						Thank you.
3/26/2017	Sarah Ashby		Boston	MA	2210	<p>As a Seaport resident, I am writing in support of the proposed performing arts center in Seaport Square. The development should include a significant performing arts and cultural center as originally mandated, which would allow a large organization like Boston Lyric Opera to have a primary long-term home, and would also accommodate other theater, music, and educational performances.</p> <p>I'm excited about the cultural vitality a performing arts center would bring to our growing community, and also anticipate the following very positive benefits for the city and the Seaport neighborhood:</p> <p>1. Job Creation - The performing arts industry, especially local non-profits like Boston Lyric Opera, create jobs for artists, craftspeople, technicians, engineers, construction workers, administrators, and countless others.</p> <p>2. Economic Growth - Wherever performances happen, surrounding restaurants, retail businesses, and garages get a boost in sales and provide wages for workers.</p> <p>3. Education - A performing arts center would increase local students' access to cultural and artistic education. Local organizations like Boston Lyric Opera bring hundreds of thousands of students into vibrant, creative atmospheres--this outreach gives many students an opportunity to learn about and appreciate music, theater, and art they would not otherwise have. Interest in the arts helps foster creativity, empathy for others, concentration, and appreciation for creative skills, and students who excel in the arts typically</p>

						also excel in math, science, and reading. A performing arts center would help to increase this positive impact of exposure to the arts.
3/26/2017	Nancy Dimock		Braintree	MA	2184	I am writing to express support for the idea of having a dedicated arts/non-profit performing space included in the Seaport Square project. The city of Boston needs performance spaces; it has few. The arts bring in revenue-- in ticket sales, certainly, but also for restaurants, transportation and other local businesses. Please consider incorporating a performance space into your plan. It will serve you, and the community well. Thank you.
3/26/2017	Jean Haig		Arlington	MA	2476	As a free-lance performing musician in Boston over several decades, I have been aware of the constraints on performance space in the city. The original vision for the development of the Seaport District gave hope to many of us, as the language contained the proviso for a standard size performance center, one that could accommodate a variety of arts and theater productions by schools and other not-for-profit organizations. I believe it is critical for the healthy growth of this dynamic neighborhood that the planned arts space not be reduced in any way.
3/26/2017	sheila grove	Select...	Boston	MA	2118	The Seaport District needs cultural space. Please insist that project build the planned performing arts space.
3/26/2017	Nicholas Russell	Boston Lyric Opera	Boston	MA	2111	Boston needs a first class facility for cultural events . Every dollar invested in such endeavors is - as you know - paid back with interest. The City deserves this and the employment opportunities that such a project would provide is beneficial to the infrastructure. The arts begets all the money it spends. Be Brave and be bold.

3/26/2017	Pamela Kunkemuelle r	Boston Lyric Opera	Dover	MA	2030	I write to strongly encourage the building of a Performing Arts Center in the Seaport District. Boston is a world class city -- one of very few -- without a real opera house. We are running out of appropriate places to accommodate this need and the Seaport District would be ideal. To be successful, I think such an opera venue should share space with other arts organizations of various sizes and requirements. All need rehearsal space in the their performance venue, adequate accommodations for various sized orchestras, productions, and a welcoming public venue for all. Boston has an enormous pool of artists, too many of whom leave the city to find work elsewhere because Boston fails them. We are a theater loving town with several ancient and uncomfortable venues. This is a golden opportunity to bring the Boston arts scene into the 21st century! Let's not mess it up!
3/26/2017	Donald Schaefer		Boston	MA	2118	Our city desperately needs a new, robust performing arts center, and the proposed 200k-250k sq. ft. performing arts center in the Seaport Square project should not be downsized from what was originally mandated. A major performing arts center could help bring a much-needed balance (and vibrance) to the Seaport District's current over-developed, monolithic presence.  I look forward to the benefits to our city's cultural life that a fully-formed (as mandated) performing arts center will bring to us all. Thank you.
3/27/2017	michael barrett		Cambridge	MA	2138	i'm writing to express my support for the seaport artist space construction project
3/27/2017	Laura Evans Durant		Dorchester	MA	2125	I am an artist (sculptor) and want to strongly encourage you to keep the city-mandated requirement for a performing arts space in the Seaport district. The arts enliven neighborhoods and provide a "space" for people to gather and exchange ideas/opinions/feelings. This is a critical experience that

						supports our democratic communities and reminds us of our shared humanity. PLEASE
3/27/2017	Susan Moran	Boston Latin School	Boston	MA	2115	<p>I am writing to express my heartfelt support for the inclusion of a new home for the Boston Lyric Opera in the Seaport Square development. The original plan, which calls for a large allocation of space for performance, must be honored. It is distressing to learn that WS Development seeks to reduce the requirement mandated by the city for this much-needed civic space. As a world-class city, Boston lacks a state of the art performance venue for the BLO and other organizations that enrich life in our city and draw tourists from all over the world.</p> <p>As the English department chair at Boston Latin School, I can speak from direct experience of the importance to our students of a vital arts community in our city. A recent performance at our school by a trio of Italian opera singers drew a highly enthusiastic audience of our Italian students, representatives from the Italian consulate, BLS parents, and members of the larger Boston community. These eager students represent our future audiences, and they are thirsty for more opportunities to experience the arts.</p> <p>I urge you to honor the reputation of Boston as an artistic and academic mecca and to help secure the future of our arts organizations with a worthy home for the BLO and other performing groups. With an arts coordinator now on the mayor's staff, the possibilities are exciting if we continue to flourish and grow as a city that celebrates this crucial component of human achievement.</p>
3/27/2017	Kenneth Stalberg	Boston Lyric Opera	Belmont	MA	2478	<p>Dear BDPA,</p> <p>I am writing to urge you to insist on your mandate for a significant performing arts center in the Seaport Square</p>

					<p>development. This is a brilliant idea, and one that will benefit the entire city and region. As a member of the Boston Lyric Opera orchestra, I can tell you it's extremely frustrating not having a decent opera house in Boston. Shamefully, among major cities, we are unique in that regard!</p> <p>Because of the short-sighted and self-aggrandizing behavior of the Boch Center management, BLO is no longer able to call the Shubert Theater home. The Shubert was never a fine opera house, but it was better than the alternatives. We are being forced to play various smaller venues to continue our season, and next season as well. And the "Opera House," contrary to its name, is not an opera house, and in any case is not a practical long-term solution.</p> <p>Each season of opera produced by BLO provides employment for about 350 people, in many different occupations, and additional performing arts groups would increase this number. Also, all the businesses around an arts venue (restaurants, parking facilities, stores etc.) benefit from proximity to the venue.</p> <p>From my own travels, I know that people choose destinations for a number of reasons, but cultural opportunities are one of the biggest. Historical sites, museums, and the performing arts draw millions of people to places around the world. With a wonderful new opera house/performing arts center, Boston would increase its profile dramatically, and such a center would be a magnet for the Seaport District.</p> <p>Don't back down! Don't allow a developer to (yet again) change the terms of a proposal for his or her own financial benefit. Boston needs an opera house, and everyone benefits from its creation.</p>
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						Thank you, Ken Stalberg
3/27/2017	Barbara LaFitte	Berklee College/Boston Ballet	Boston	MA	2215	<p>A performing arts and cultural center is also an education center. Arts organizations all over the city reach out to hundreds of thousands of students each year and bring them into vibrant, creative atmospheres. Students who attend the arts are proven to remain arts patrons for the rest of their lives. And an interest in the arts helps foster student creativity, empathy for others, concentration, appreciation for a variety of creative skills, and more. A student that excels in the arts typically also excels in math, science, reading comprehension, and other key learning skills.</p> <p>The arts are essential to a vibrant neighborhood, especially a nascent one like the Seaport. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.</p>
3/27/2017	Kathleen Lyon-Pingree	Boston Ballet	Bow	NH	3304	<p>A thriving arts community is vital to the health of any metropolitan area and add both economic and cultural benefits to both the residents and visitors.</p>
3/27/2017	Wynne Szeto	Boston Lyric Opera	Winchester	MA	1890	<p>I write in regard to the Seaport Square project. I believe it is critically important that the BPDA include in any approval of the WS Development proposal a binding commitment to the performing arts space at, or reasonably close to, the originally contemplated 200,000 to 260,00 square feet.</p> <p>I am a long-term supporter of, and currently a Director of, the Boston Lyric Opera. As widely reported in the local press, the BLO has been without a stable performance venue this year as a result of a failure to reach an agreement with our old venue. Simply put, it was too expensive, and too cumbersome and expensive to have to move sets and other material in and out of the space after each performance. The BLO, like the</p>



						<p>Boston Ballet and other organizations in Boston, need to have a performance venue that they can call home, where they can leave sets and props and other material during the run of the show. The same venue can be shared by multiple organizations.</p> <p>As the New York Times noted in a review of the BLO's production of In the Penal Colony in 2015, "Critic have written beseechingly about the need to build a real opera house in Boston. As Jeremy Eichler noted in The Boston Globe, 'Of the 10 largest cities in the country, [Boston] is the only one without a dedicated home for this art form.'...Strong work is being done here....If the city is to solidify its musical renown, it must give its artists the performance spaces they need to grow."</p>
3/27/2017	Katie Feldman		Watertown	MA	2572	<p>I absolutely think that this project should go ahead with the maximum store allowable - it's so important to have spaces for art and theater that enable access and social engagement in different neighborhoods. As an artist it's incredibly importantly to me to see that spaces for art and spaces that support artists are created.</p>
3/27/2017	Meghan Jacoby		Andover	MA	1810	<p>Hello,</p> <p>I am a professional musician in the Boston area and am writing today to show my support for a performing arts space in the Seaport Square development. As a flutist, I have performed for the past 13 years with many orchestras and chamber ensembles throughout Boston, including the Boston Lyric Opera. In one of our country's most creative and artistic cities, it is shocking that an opera house does not exist.</p> <p>The creation of a beautiful performance space would make the Seaport development an exciting destination and one that</p>

						<p>would draw a huge audience per performance, creating more revenue/business for all the other shops and restaurants that are in the works for the area.</p> <p>I hope to see the developers honor their original vision for this part of town. Thank you.</p> <p>Meghan Jacoby</p>
3/27/2017	Alexandra Conway		Boston	MA	2215	<p>Dear Mr. Gary Uter and the Seaport Square team at the Boston Planning and Development Agency.</p> <p>Boston deserves to have a world class Opera house that reflects the high quality cultural institutions in our city. Our opera company has struggled to maintain a high caliber of art despite substandard performance spaces and high rental costs. The Seaport district would benefit from an Institution such as the Opera which would drive jobs and bring patrons to local businesses. A world class performance space would also draw outside groups to the area and help Boston maintain a presence on the world stage. I hope you will consider any plans brought forward for an opera space as part of this development.</p> <p>Sincerely,</p> <p>Alex Conway Freelance Flutist and Educator</p>
3/27/2017	Jeila Irdmusa	Boston Lyric Opera	Brighton	MA	2135	<p>We need a space suitable for opera in Boston. The performing arts are the lifeblood of Boston, and we've been without a home for far too long. Please give our community an opera house.</p>

3/27/2017	Larry St. Clair	Boston Lyric Opera	Wellesley	MA	2481	The WS Development plan for Seaport Square is a great improvement, but it lacks a significant performing arts center. The prior plan had the foresight to include such a facility. A cultural focus will make Seaport Square a real addition to the city, instead of just a Legacy Place with lots of condos and offices. It is surprising, but nevertheless true, that none of Boston's current performing spaces are adequate for opera. A building that works for opera is terrific for ballet, theater, music and educational performances.
3/27/2017	Rebecca Miller	NEMPAC Opera Project	Boston	MA	2118	Not-for-profit arts organizations of all sizes can benefit from a proposed performing arts space under consideration by the City of Boston and the team behind the new Seaport Square Development. Let them know the arts are a crucial part of a vital neighborhood and you support preserving a performing arts center in the Seaport that could be a resource for arts, education, and not-for-profit groups across our community.
3/27/2017	Barry Boettger	musician- Lyric Opera of Boston	Westwood	MA	2090	I would like to add my support for a 200,000- 250,000 square foot performing arts center in the Seaport District. I believe it would provide up to 350 jobs in the performing arts- including stage hands. The hotels and restaurants in the area would also benefit from a large performing arts center. Thank you. Barry Boettger
3/27/2017	Linda Markarian		Boston	MA	2118	I am a fan of the arts and I buy tickets and visit many venues throughout the city: Paramount, Majestic, Opera House, Modern, Strand, Great Hall Codman Square, small art spaces along Dorchester Ave, BCA, Cyclorama, Calderwood, Wilbur, Huntington, Jordan Hall and BSO. If the show/happening seems interesting I will try to go. Boston could use another mid-sized venue (~1,000 seats), and another blackbox (~200 seats). The real dilemma is how to keep them affordable for the many interesting and varied theatrical troupes Boston is home to. We also desperately

						<p>need affordable rehearsal space, another vexing challenge for many groups.</p> <p>Thanks for your consideration.</p>
3/27/2017	Suzanne Read	Retired	Boston	MA	2116	<p>Boston desperately needs a suitable venue for Opera. Every other city of Boston's caliber has one. Boston has an excellent opera company, The Boston Lyric Opera and it has no home!! We need a home. A performing ArtsCenter would provide Boston with such a space, whic could also be used by the many other dance, music, theatre groups in Boston.</p> <p>Please include this in any development for the Sea Port area.</p> <p>Thank you, Suzanne and Peter Read</p>
3/27/2017	Ellen Cabot		SOUTH HAMILTON	MA	1982	<p>Essential space, badly needed. We need a venue for the Boston Lyric Opera, and the Arts need ALL OUR SUPPORT!!</p>
3/27/2017	Donald Rankin	Boston Lyric Opera	West Roxbury	MA	2132	<p>I strongly encourage you to include a requirement for a performing arts component to this development. A facility in the 200,000-250,000 range would be a great addition to our fine city and is much needed. It will also be a real asset to the development overall and will draw visitors to the area that might otherwise not visit. Please don't let the developers talk you into downsizing it !</p>
3/27/2017	Jillian McGrath		Boston	MA	2113	<p>As a Boston resident taxpayer, I think it's incredibly important that the performing arts center remain as part of the Seaport Square development!!! The development was approved with this dedicated space in mind! If developers can simply renegotiate the community impact spaces they commit to in their proposals once they've won the deal, we're in for big trouble as a city. I'm confounded that this is even being considered! If important spaces like this are not considered</p>

						high-priority by the City - the smart people who live and work in the city will start looking elsewhere for a sense of community and cultural advancement. With all of the urban complexes popping up in the suburbs, the city should be careful about alienating its important constituents. A vibrant arts scene helps to build community and can help develop a civic profile and unique identity for a neighborhood.
2/21/2017	Robert Lauricella	citizen	Watertown	MA	2472	Is there a report from the BRA/BPDA evaluating the pros and cons of the change from the earlier approved proposal. is this report available to the public.
2/21/2017	Martin Sokoloff	none	Brookline	MA	2445	<p>Having followed the evolution of the Seaport District, I appreciate the opportunity to offer comment. I would begin by noting that the organizational idea that brings some real benefits, a green pedestrian feature, of significance, is a noble one, and the buildings and park-lets, reap the benefit. On the level of its contribution to the District however, there has been no discussion of what the city is "not getting" as a result of the elimination of New Harbor Street as an integrated part of the District's Transportation Network.</p> <p>There has been no analysis put forward, and no commentary by Transportation Officials, on the long term loss to the city. As important as the Pedestrian Connector is, it does not replace the overall advantages of new streets and increased alternative routes. The FEIR for this project required an in-depth look at the effect of traffic on Silverline Operations at the time of this, the last phase of development. A serious look at the traffic network alternative with a functional street might reveal great benefit. Unfortunately, this proponent has placed his own gain over that of the public.</p> <p>I'm not aware of who will read these comments, so I will add that I am a retired Architect and Urban Designer, who has had</p>

						<p>long term experience with the District layout and its construction.</p> <p>Where is the discussion?</p>
2/22/2017	Ryan Wittig		Boston	MA	2210	<p>I am a Seaport resident (Waterside Place) and would like to continue living in this area for some time to come. I would like to voice my full support for the WS Development team. I think they are playing a vital role in creating this new neighborhood and I am really excited about the plans they have shared.</p> <p>The only negative chatter I have heard about this project is the shift from a larger performance center to a smaller performance center. Personally, although I value performing arts, but I much more highly value housing, retail and whatever else it takes to make this an economically viable project. I would much rather sacrifice a performance space to allow for more housing, parking and retail. We already have a two great performance spaces at the ICA and Blue Hills Pavilion. Given that the buildings cannot be that tall because of FAA regulations, density really needs to be maximized.</p> <p>Please fast track this project!</p> <p>Thank you</p>
2/25/2017	francis RUSSELL	self	s boston	MA	2127	<p>TOO DENSE</p> <p>were is the MARITIME USE AS STATED USE</p>