



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

November 3, 2017

Mr. Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall
1 City Hall Square
Boston, MA 02109

Subject: 63 Melcher Comment Letter

Dear Director Golden,

The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments in support of the Notice of Project Change ("NPC") with the Boston Planning & Development Agency ("BPDA") regarding the condominium conversion of 63 Melcher Street. The partnership with FPAC to acquire the 9 affordable artist units that are part of the premises, outlined in the NPC, is a strong step toward preserving affordable housing options within the conversion. We think this project is another contribution to FPAC's plans to grow and sustain the unique cultural identity of Fort Point, in this case sustaining and preserving affordable artist housing which is critical to the legacy of both this property, and the neighborhood generally. In addition to the partnership with FPAC, Jones Street's work to incorporate community access to the ground level commercial space as part of the conversion is further evidence of their unique standing in the Seaport development arena.

As a core stakeholder in the Fort Point neighborhood for over 38 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 has also grown to be a conduit for artists from across the city to access affordable live-work 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 Fort Point/Seaport history that is full of potential. As expressed in our previous comment letter, we believe it is critical that the vision of Seaport Square as a significant arts and cultural destination be maintained and planned in a holistic and sustainable manner..

Dear Michael,

Many studies have demonstrated that high walkability in a city is key to improving health, creating a sense of community, and supporting a vibrant retail sector.

Most of Boston ranks quite high in terms of pedestrian safety and access. The Seaport District, however, does not.

That is why I am supporting WS Development's plan for further developing the District. Their plan involves turning the Harbor Way into a pedestrian only passage, improving the stairs that lead from Summer Street to the Seaport, adding a gathering area – Harbor Square, improving access to the waterfront, and much more.

Improving walkability will be a transformative improvement for the neighborhood and I look forward to seeing these proposed changes approved and delivered.

I am a homeowner in Dorchester and have three children and we utilize the Seaport.

Thank you,

Elizabeth Brooks

To the BPDA
Re: WS Development
To Whom It May Concern,

I recently attended a presentation by WS Development regarding their plans for the Seaport District and I told their representative that I would write a letter in support.

That's not something that I usually do, but as a resident of South Boston who visits the Seaport often, I feel like this plan is what we need and I hope that it is given a chance to succeed. That neighborhood has been developed so slowly, and usually without any thought for what is wanted or needed, beyond another office building.

What we really want is more places to walk, to play with our kids (and our dogs), and more things to do. I was very excited to learn that WS Development is going to support small business owners and provide space for new places to shop and places to eat, and that they will be adding more areas where my kids can ride bikes and scooters. I also like that they will bring theaters to the area.

Thank you for your consideration.

Sincerely,
Margaret Wagner

From: Jennifer Wheaton [REDACTED] <[REDACTED]>
Reply-To: Jennifer Wheaton [REDACTED] <[REDACTED]>
Date: Tuesday, October 17, 2017 at 2:02 PM
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, "Brian.golden@boston.gov" <Brian.golden@boston.gov>, "Michael.flaherty@boston.gov" <Michael.flaherty@boston.gov>, "Nick.Collins@mahouse.gov" <Nick.Collins@mahouse.gov>
Subject: Letter of support BPDA

I have been a resident of South Boston for over 8 years. I know a lot of people have weighed in on public access and open space in the Seaport but I can say with confidence that I am the number 1 user. I walk my puppy at 6am, 8am, noon, 2pm, 4pm, 6pm, 8pm –whew!

I have been able to experience the developer's changes and enhancements first hand over the last few decades. I followed the Seaport Square development for years as it switched hands several times. . I find the Seaport very welcoming and I look forward to experiencing the new retail that is coming. I attended a briefing with WS recently and was excited to hear that only 20% of retail is here now so that means a lot more is coming. I disagree with the public and politicians who have said this is unwelcoming—I am proud to say that I live here and we always feel welcome here. My niece who is autistic loves to come and visit her Auntie and experience SeaGreen park and other activities going on.

I look forward to see what new openings come in the Fall to our neighborhood! Today is the opening of the Equinox gym and I am on my way there!

Jennifer Wheaton

Dear Mr. Rooney,

I'm a South Boston resident, & I'm writing in support of the WS Development team and the vision they have for the Seaport. Prior to the addition of By Chloe, Soul Cycle, Starbucks, CVS, and other retailers, there were very few amenities for my commute home on weekdays. I would only venture to the Seaport on weekend nights for the restaurants.

The Seaport is finally starting to feel like a neighborhood, and has really connected downtown to Southie/Fort Point. I attribute much of this to not only the retail and the addition of the residences along the waterfront, but also the creation of regular neighborhood activities such as bike tune-ups, work outs, farmer's markets, music, and kid friendly events.

I look forward to the addition of more gathering spaces, programming, and L.L.Bean and others joining the Seaport roster.

Thank you,

Kaitlynn Moore
182 West 8th Street
Apt. 1
South Boston, MA

From: Kristin Toth [REDACTED]

Date: Friday, October 6, 2017 at 2:05 PM

To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, "Brian.golden@boston.gov" <Brian.golden@boston.gov>, "Michael.flaherty@boston.gov" <Michael.flaherty@boston.gov>, "Nick.Collins@mahouse.gov" <Nick.Collins@mahouse.gov>

Subject: WS Development in the Seaport

Dear All:

I am a resident of South Boston and I have lived in the neighborhood for over 10 years. I have chosen to raise a family in this neighborhood and I plan to stay here. I love South Boston and its rich history. I have always considered the Seaport to be part of our neighborhood. I like what is happening on the waterfront and I have worked at World Trade Center for nearly 10 years, long enough to see it change drastically over the last few decades, for the better!

I have attended a briefing of the plans WS is proposing for the district. I believe WS is an excellent steward of this space and I am pleased with the plans for activity. Because I have worked down in the Seaport for so long I have experienced the area when there was nowhere to eat, shop or get even get a haircut. At night the area would shut down at 5pm. The difference between now and then is amazing and I am eagerly looking forward to see what is next.

I have attended the amazing exercise classes with DJ and Seaport Green and Sea Green park provide a nice alternative place to bring my family to play by the water. I feel that Boston has an exciting and active waterfront that has something for everyone.

As a Southie resident and a Southie Mom, I hope you will consider my comments and support for the plans.

Sincerely,

Kristin Toth Rogers

From: Elizabeth Brooks [REDACTED]

Date: Tuesday, November 7, 2017 at 8:36 AM

To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, "Brian.golden@boston.gov" <Brian.golden@boston.gov>, "Michael.flaherty@boston.gov" <Michael.flaherty@boston.gov>, "Nick.Collins@mahouse.gov" <Nick.Collins@mahouse.gov>

Subject: WS Development

Dear Michael,

Many studies have demonstrated that high walkability in a city is key to improving health, creating a sense of community, and supporting a vibrant retail sector.

Most of Boston ranks quite high in terms of pedestrian safety and access. The Seaport District, however, does not.

That is why I am supporting WS Development's plan for further developing the District. Their plan involves turning the Harbor Way into a pedestrian only passage, improving the stairs that lead from Summer Street to the Seaport, adding a gathering area – Harbor Square, improving access to the waterfront, and much more.

Improving walkability will be a transformative improvement for the neighborhood and I look forward to seeing these proposed changes approved and delivered.

I am a homeowner in Dorchester and have three children and we utilize the Seaport.

Thank you,

Elizabeth Brooks

Sent from my iPhone



SUBURBAN

Integrated Facilities Resources

October 10, 2017

Mr. Michael Rooney
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney:

I am writing in support of the plans for Seaport Square put forth by WS Development. My firm, Suburban Integrated Facilities Resources, is a family-owned, veteran-owned business employing a union workforce and providing well-paying job opportunities for many Boston residents.

We have been fortunate to get to know WS Development through our work providing regular maintenance services for the major public open spaces in the Seaport District, Seaport Common, which is the location of the Massachusetts Fallen Heroes Memorial, as well as Sea Green park. WS Development has always set a very high bar for the quality of our work and has been consistently supportive of our business, as we work to make the public spaces in the Seaport district beautiful and well-maintained for all to enjoy.

We are highly encouraged by WS Development's Seaport Square plan and we look forward to continuing to grow our business in the Seaport District. We believe this extraordinary vision will be creating more and more well-paying jobs that can support working families in Boston for years to come. We appreciate the loyalty and partnership approach that WS Development has exhibited towards our firm and our workforce during their period of ownership in the district.

Please consider this perspective in your evaluation of the project.

Thank you,

Christopher Pratt
Executive Vice President

cc: Representative Nick Collins
Councilors Bill Linehan and Michael Flaherty
Mr. John Allison, MONS

Friday, November 3, 2017 at 10:02:38 AM Eastern Daylight Time

Subject: WS Development Seaport Proposal

Date: Wednesday, October 25, 2017 at 1:37:07 PM Eastern Daylight Time

From: AAWald

To: Michael.Rooney@boston.gov

CC: Brian.golden@boston.gov, Michael.Flaherty@boston.gov, Nick.Collins@mahouse.gov,
Linda.docenaforry@masenate.gov, Bill.Linehan@boston.gov, Joyce.Linehan@boston.gov

Dear Mr. Rooney,

We are Boston residents writing in support of the most recent development plan WS Development submitted to the BPDA for the Seaport District. Arthur Waldstein is a local actor, member of the Board of StageSource and a former member of the Boards of both a small theater company based in Boston and a larger theater company based in the Berkshires. Andrea Waldstein is a member of the Board of North End Music and Performing Arts Center.

As we are sure you know, the need for theater and rehearsal space for smaller theatres and organizations is acute in Boston, and the plan's provision of three spaces for small and somewhat larger organizations will provide significant relief from that pressure. We also think that the proximity of the three theatre spaces to each other will help create an operational and artistic synergy that can only enliven and enrich the neighborhood. And we were impressed and heartened by WS Development's willingness to meet with the community and the openness to the community's thoughts and ideas shown by its representatives.

We offer our strong support of this plan and this developer.

Thank you,
Arthur Waldstein
Andrea Waldstein
40 Battery Street
Unit 306
Boston MA 02109

Mail to: Michael.Rooney@boston.gov

To Whom It May Concern:

As a South Boston resident, I often visit the Seaport to experience new and emerging amenities. I have enjoyed seeing the Seaport change over the last few years, and always feel motivated as I look at the innovation. There is a true balance of green space and a mix of retail that is unable to be replicated.

WS Development has done an excellent job activating the parks which already exist in the Seaport today and have made the residence feel a part of the project. I look forward to attending more yoga mornings.

I understand there will be protected bike lanes on Seaport Boulevard, and look forward to having easier access. Changing Harbor Way from a vehicular road to a pedestrian path will be very beneficial in making the neighborhood more accessible by foot. For many of the residence in South Boston, the Seaport has solidified our reasons to remain in our neighborhood.

I hope that the BPDA will take these comments into consideration and will support WS's plans for the future. I look forward to seeing these plans develop and witnessing the positive impacts on the neighborhood.

Regards,

Caroline Davis

754 E 4th St

Boston, MA 02127

 10/23/17



November 1, 2017

Matthew Beaton, Secretary
Executive Office of Energy and Environmental Affairs
Attn: MEPA Analyst Alex Strycky
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 Expanded NPC, MEPA 14255

Dear Secretary Beaton and Mr. Uter:

Roughly 13 acres of the Seaport Square project remains to be developed. The remaining parcels primarily sit behind the major frontage of the project on Seaport Boulevard, are sandwiched between off-ramps to the Harbor Tunnel approaches and reach from Summer Street to the water's edge at Fan Pier. The expanded Notice of Project Change describes a project that is framed around the north-south local streets that flank "Harbor Way," a new and wide interior pedestrian street that will extend 5-6 blocks between the Harbor and Summer Street.

1. The concept for Harbor Way is very strong. The major and continuous pedestrian street is planned and designed to encourage its use by large numbers of people. Harbor Way is intended to create the focus for a sort of 'downtown' for the Seaport District that will serve commuters, visitors and tourists. The success of Harbor Way is critical to attracting and retaining tenants and users of the corridor.
2. Generally, mid-block crossings are provided for pedestrians.
 - At Congress Street the proposed mid-block pedestrian crossing is protected by signalization, bump-outs to narrow the crossing distance, and a refuge median.
 - At Autumn Lane, a privately owned minor street designated primarily for service vehicle access, the possibility of a platform or raised crossing has been mentioned.
 - At Seaport Boulevard the pedestrian crossing is mid-block and will be a fully signalized crossing.
3. At this time a mid-block crossing of Summer Street seems to be missing from the plan and needs to be addressed.
 - We ask that the proponent work closely with the City and the Massachusetts Convention Center Authority (MCCA) to plan for a major mid-block pedestrian crossing at the end of Harbor Way, where it would logically cross Summer Street. We hope that the MCCA will be able to take on some of the responsibility for helping to plan and fund this mid-block crossing, as its main entrance is only a long city block away and the Harbor Way is likely to form a major attraction for the visitors to BCEC events in the future.

MAKING MASSACHUSETTS MORE WALKABLE

Old City Hall | 45 School Street | Boston MA 02108 | 617.367.9255 | info@walkboston.org | www.walkboston.org | Twitter: @walkboston

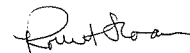
7. The streets flanking Harbor Way may pose challenges for successful pedestrian-focused development. The proponent is committed to expanding the Harbor Way walking focus by lining two parallel streets with retail uses designed to appeal to pedestrians. Boston Wharf Road and the East Service road, parallel to Harbor Way, are proposed to be lined with retail and other public attractions. As the Harbor Way development blocks come on line, retail will be a major element to attract walkers into the district. It seems likely that retail will be somewhat slow to locate on either of the parallel streets until Harbor Way is successfully launched, a challenge in today's low energy retail environment.
- The East Service Road in particular may be difficult to develop as a retail spine. It will provide access to and from the Third Harbor Tunnel and I-90 with connections into and through the Seaport District. Bicycle facilities have already been eliminated from the street because they were precluded by the many highway ramp links into the Interstate system. At the same time, pedestrian connections have been expanded with wider sidewalks, leading to an expanded retail area. Given the anticipated vehicular traffic on the street, retail activities seem unlikely in the near term, especially with the competition of the nearby Harbor Way with its robust pedestrian environment
 - Pedestrian crossings should be explored at a mid-block crossing of the East Service Road at Autumn Way to connect between Harbor Way and the so-called M-block development on the south side of East Service Road.
 - Boston Wharf Road may attract retail uses, but will need to contend with the fact that this two-way street provides major roadway access to the Seaport District and is likely to become a major access route for vehicles coming to the Harbor Way pedestrian spine. Sidewalks have been widened in anticipation of this evolution of the area.
 - Special attention may be needed at two locations on Boston Wharf Road. The first is the connection to Seagreen Park – Site Q – a park on the north side of the street, where a mid-block pedestrian crossing is likely to be needed. Second, attention is being given to a through-building connection further south to provide additional connections with Harbor Way, and it would be appropriate to evaluate whether a mid-block crossing is warranted at this location.

Thank you for the opportunity to provide comments on the pedestrian environment at Seaport Square. We are happy to answer any questions you have about our comments.

Best regards,



Wendy Landman
Executive Director



Bob Sloane
Senior Planner

Cc Yanni Tsipis, WS Development
 Jim Fitzgerald, BPDA
 Fred Peterson, MCCA
 Pat Sullivan, Seaport TMA

To: Michael Rooney:

I am a new resident of Boston and live in the Seaport. I came to Boston to take over logz.io, a cloud-based data analytics service. As a newcomer to Boston, I like the innovative spirit of this district, but like many of us who live here, I'm eager for continued development and more open space, restaurants and neighborhood events.

I attended a recent presentation by WS Development and like their plans for my neighborhood. They are offering a strong commitment to the performing arts - these cultural opportunities will not only provide entertainment options for the residents of the Seaport, but will bring audiences from around the city to our neighborhood.

WS also listened to ideas for more open and green spaces. Much of their space is programmed which I think is appropriate – we need green spaces for relaxation as well.

I enjoy living here, but look forward to improvements that will make the Seaport District feel like a real neighborhood, and hope these might be accomplished soon. I support the ideas forwarded by WS Development.

Please let me know if you have questions or need more information.

Sincerely,

Bridget Gleason
100 Pier 4 Blvd.
Boston, MA 02210

Dear Mr. Rooney,

I am writing today to express my opposition to the, Seaport Square, development. The present proposal is to dense, overdeveloped, and environmentally lacking.

Furthermore, I see no benefit to the district just more pollution and another large expensive development that does not welcome the poor and the working poor.

Please let me know when the next meeting will be scheduled, I look forward to viewing a more community focused proposal.

Thank You,

Joe Cappuccio

To Whom It May Concern;

My name is Elizabeth Traynor and I am a Boston resident. I'm writing in support of WS Development's plans for the Seaport district. I've been highly impressed with their additions to the area thus far and am urging you to continue to support their efforts.

Many studies have demonstrated that high walkability in a city is key to improving health, creating a sense of community, and supporting a vibrant retail sector.

Most of Boston ranks quite high in terms of pedestrian safety and access. The Seaport District, however, does not, and it is a hindrance for the businesses and restaurants in the area.

That is why I am supporting WS Development's plan for further developing the District. Their plan involves turning the Harbor Way into a pedestrian only passage, improving the stairs that lead from Summer Street to the Seaport, adding a gathering area – Harbor Square, improving access to the waterfront, and much more.

Improving walkability will be a transformative improvement for the neighborhood and I look forward to seeing these proposed changes approved and delivered.

Thank you,
Elizabeth Traynor

Dear Michael:

I am a homeowner in Fort Point and I love the Seaport District and I'm hoping that you will approve recent plans by WS Development, which include many ideas to make a great neighborhood even better.

Some of the ideas that I particularly love include:

1. Improving the public connection to the waterfront with a walkway from Summer Street;
2. Adding more performance spaces;
3. Adding more retail;
4. Making Harbor Way a pedestrian only walkway;
5. Improving the connection to South Boston.

It's amazing to me that in a relatively short time, this once desolate area has become so vibrant and exciting. Let's keep moving forward!

Thank you,
Amy Donovan

10/30/17

Mr. Michael Rooney, Project Manager
Boston Planning and Development Agency
Boston City Hall
Boston, MA 02201

Re. Seaport Square
Restated PDA #78

Dear Mr. Rooney:

Please accept the following comments on the Seaport Square project, specifically regarding the Amended and Restated Development Plan for PDA #78 of 9/15/17 (herein "Restated PDA"); Supplemental Report of 9/12/17 (herein "Supplemental"); and the Notice of Project Change of 2/7/17 (herein "NPC").

BPDA-approved development rights and obligations, including PDA amendments approved through 2016, are collectively referred to herein as "PDA #78."

My letter is broken into the following sections regarding the proposed Master Plan:

- Section 1. Code Red: Legally Binding Obligations
- Section 2. Recreational Greenspace and Harbor Way
- Section 3. Cultural Uses
- Section 4. Civic Uses
- Section 5. District Hall Operations
- Section 6. Miscellaneous
 - 6a. View Corridors
 - 6b. Mid-block Connectors
 - 6c. Bicycle Accommodation
 - 6d. Massing and Land Use
- Section 7. Financial/Economic Feasibility

Section 1. CODE RED: Legally Binding Obligations

*NOTE: Prior to 2013, the BRA (now BPDA) did not allow for routine public oversight of PDA documents and related MOAs and CAs. It is a documented fact that the BRA resisted disclosures and procedures by which citizens could secure copies of these legal documents (individual cases available upon request). This history is important, because Seaport Square's legally binding PDA #78 did not codify civic and cultural uses publicly announced as planned between 2008 and 2010, uses that were anticipated by participating stakeholders as an obligation of the Seaport Square Master Developer. These civic and cultural uses are documented in PNF, EIR, DEIR and public presentations between 2008 and 2010. District Hall, introduced as a temporary, leased "Innovation Center" in the 2010 PDA #78, was announced without prior public process, or community meetings or notices to discuss the elimination of the larger and more significant civic and cultural uses that had been long-planned (refer to PNF, DEIR, EIR). **I sincerely applaud the post-2013 BPDA's attention to transparency regarding PDAs. The current process still needs improvement, since PDAs are edited without public oversight between the publication date and BPDA Board approval.***

Restated PDA does not represent what is proposed in Supplemental Report.

As noted above, the PDA drafting process has been the avenue through which planned obligations quietly become optional, at the discretion of the Master Developer.

The legal text of Restated PDA not only attempts to extinguish a number of pre-existing obligations of PDA #78, it attempts to extinguish pre-existing obligations that have been supported in the Supplemental filing, presented in public meetings throughout 2017, and described as moving forward in all major media accounts.

The Restated PDA text, which converts pre-existing obligations to aspirations, has not been the focus of discussion at any public meeting or in any media account that I am aware of, aside from an announcement by BPDA's project manager that the Restated PDA was filed.

1a. CODE RED: Weasel Words regarding Cultural Use Obligations

The Restated PDA introduces weasel words “**seek to**” and “**could**” to extinguish all existing obligations to a performing arts center (or similar cultural obligation).

All other land uses, such as commercial office space, are defined in terms of conveyed rights (including square footage), not simply aspirational.

Furthermore, the proposed language “**The proponent’s provision of such a space is dependent on local demand and funding**” is a modification of the 2010 PDA #78 statement, “Final determination is dependent on local demand and funding.” See PDA #78 for complete context (text provided on next page). Here again, the Restated PDA is attempting to extinguish the entire 200k sf cultural use obligation defined in PDA #78.

FILED 9/15/2017

**AMENDED AND RESTATED DEVELOPMENT PLAN
For
PLANNED DEVELOPMENT AREA NO. 78**

**SEAPORT SQUARE PROJECT
South Boston**

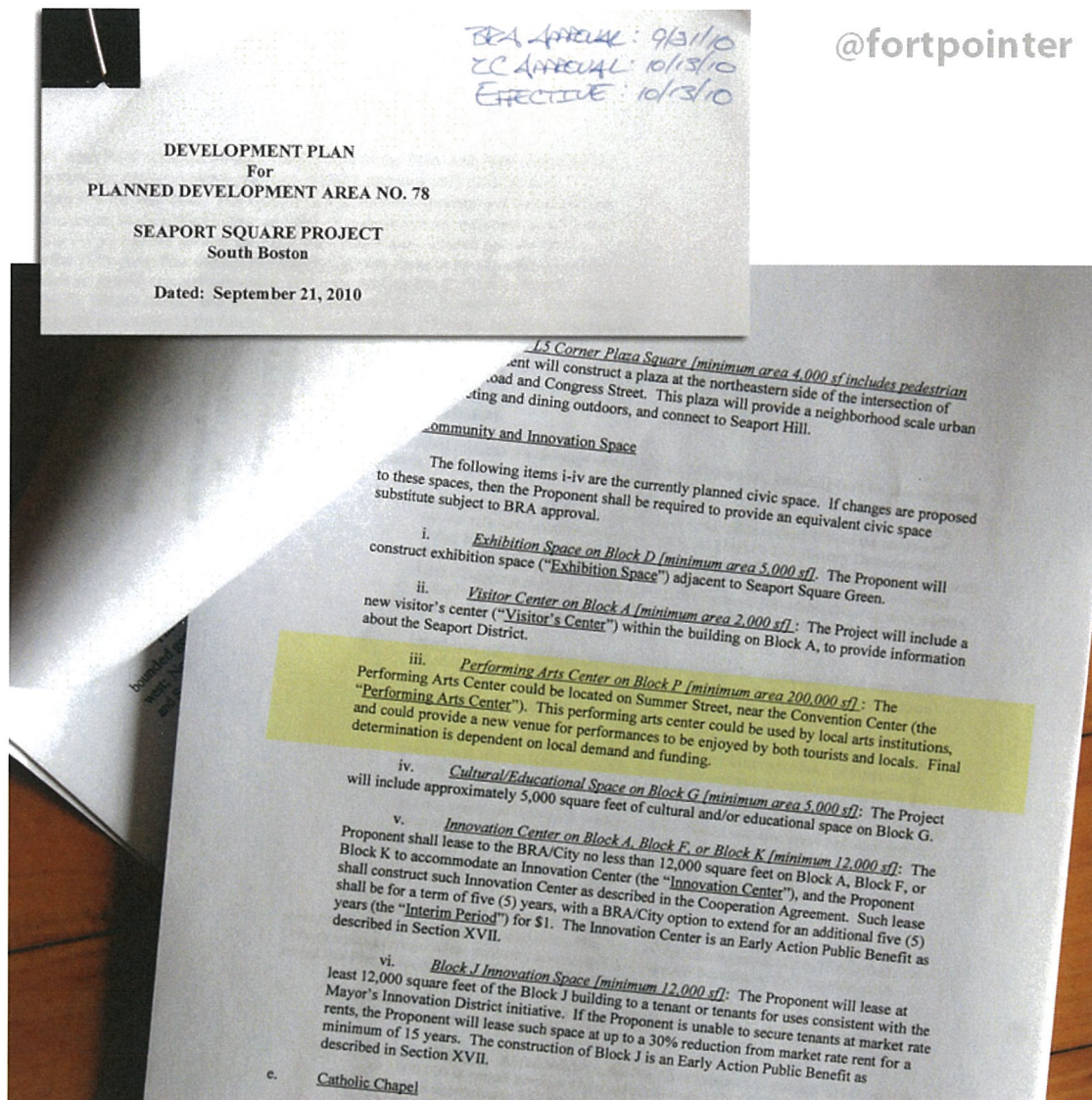
Dated: _____, 2017

iii. *Performing Arts Uses:* The Proponent will seek to include performing arts uses in the form of the Seaport Performing Arts Center (“SeaPAC”) within the Block P building and/or other Blocks. This performing arts space or spaces could be used by local arts institutions, and could provide a new venue for performances to be enjoyed by both tourists and locals. Three Performing Arts venues are currently planned for the Project, with a combined total seat count of approximately 750 seats. The Proponent’s provision of such space is dependent on local demand and funding.

At a Boston Civic Design Commission meeting on 10/24/2017, I informed the proponent that the legal text of the Restated PDA extinguished the cultural obligation with the words “seek to.” The proponent assured me and BCDC Commissioners that (paraphrased) the text of the PDA was subject to further review and edit prior to BPDA Board approval (scheduled for 11/16/17).

It is my firm belief that BCDC Commissioners (and others) consider the proposed SeaPAC as an obligated commitment, far more than an aspiration desired by the Master Developer.

IMAGE: Language of existing obligation under PDA #78.



NOTE: During the PDA #78 drafting process, a number of civic and cultural planning objectives were not captured in the final draft legal text of PDA #78 (above). PDA #78 itself compromised a number of objectives that were consistently presented between 2008 and 2010, clearly defined in the Seaport Square PNF, EIR, DEIR.

Legal text regarding cultural use (performing arts center or otherwise) must remain an obligation, and any ambiguity removed.

My expectations for the cultural use obligation are outlined in a separate section regarding Cultural Uses in this letter.

1b. CODE RED: Weasel Words regarding “Central Area” of Harbor Square Park

The Restated PDA fails to define a minimum dimension of the “central area” within Harbor Square Park, despite the fact that the proponent has repeatedly cited the “central area” as being a significant improvement over the hardscape courtyard of Harbor Way in the NPC.

ii. Harbor Square park [approximate area 66,000 sf]: A new open space within the L Blocks (“Harbor Square park”), will contain approximately 1.51 acres of public open space, with dramatic and inviting landscaping features. The Harbor Way linear public open space through the Project Area will be anchored by a café- and restaurant-lined multi-use public open space called Harbor Square park located on Blocks L3-L6. The central space within Harbor Square park will be richly landscaped, and is currently planned to contain a children’s recreational play area, a flower garden, and one or more major public art installations.

The grassy “central area” is presented graphically in the Supplemental and was a focus of the proponent’s attention at numerous public meetings since the filing of the Supplemental. It was a significant factor in winning public support during this period. In no case was the “central area” presented as an aspiration.

Given history, with the proponent aggressively defending a hardscape courtyard to serve as a “piazza” for retailers and restaurants, the legal text defining minimum dimensions and goals of the green “central area” are even more important to meet stated planning objectives regarding active recreational greenspace.

Size and intended use of the “central area” must be defined, not at discretion of Master Developer or future developer(s).

My expectations for Recreational Greenspace and Harbor Way are outlined in a separate section in this letter.

Section 2. Recreational Greenspace and Harbor Way

The Supplemental and Restated PDA are **unresponsive to repeated concerns regarding the loss of active, recreational park spaces** in the Seaport Square Master Plan, including concerns cited by Boston Parks Department and BPDA in respective responses to the 2017 NPC.

GRAPHIC: Timeline of Seaport Hill Park (now Harbor Square Park)



2010
PDA #78
BPDA Approved



2016
After 6
PDA amendments



2017
Filed for
BPDA Approval

Seaport Square: 2010 Project

- 6.3 Million Square Feet of Development
 - Retail: 1,237,100
 - Office: 1,157,300
 - Residential: 2,840,800 (2,500 Units)
 - Hotel: 859,200
 - Cultural: 243,000



5

MY GRAPHIC: Non-hardscape areas of proposed Supplemental / PDA
(Note: I am not including a public rooftop on Lot F that may be sodded)



Harbor Square Park

NOTE: PDA #78 included a 55,000 sf, 1.3 acre park suitable for active, recreational use on Seaport Hill. Seaport Hill Park has been eliminated in favor of Harbor Square park.

Harbor Square Park remains largely hardscape, a characteristic that has not changed since the February 2017 NPC filing, despite months of input.

Total size of Harbor Square park has increased.

The Supplemental and Restated PDA describe a new “central area.”

The minimum dimensions of the “central area” are undefined — completely at the discretion of the Master Developer.

GRAPHIC: Proposed Harbor Square Park with “central area”



In a graphic below, I propose restoring a recreational park to the exact bounding dimensions of the hardscape of proposed Harbor Square Park.

The black lines in this graphic represent my proposed hardscape area surrounding the recreational park, to serve abutting ground floor uses.

Some of the proposed hardscape areas here would require a nominal reduction in massing of L3-L6, but still allow for significant new density of these blocks proposed in the Restated PDA.



Here is a view of my proposed restoration of a recreational park, integrated with pathways of Harbor Way.

The outer bounds of the black lines of the prior graphic are shown here in red.

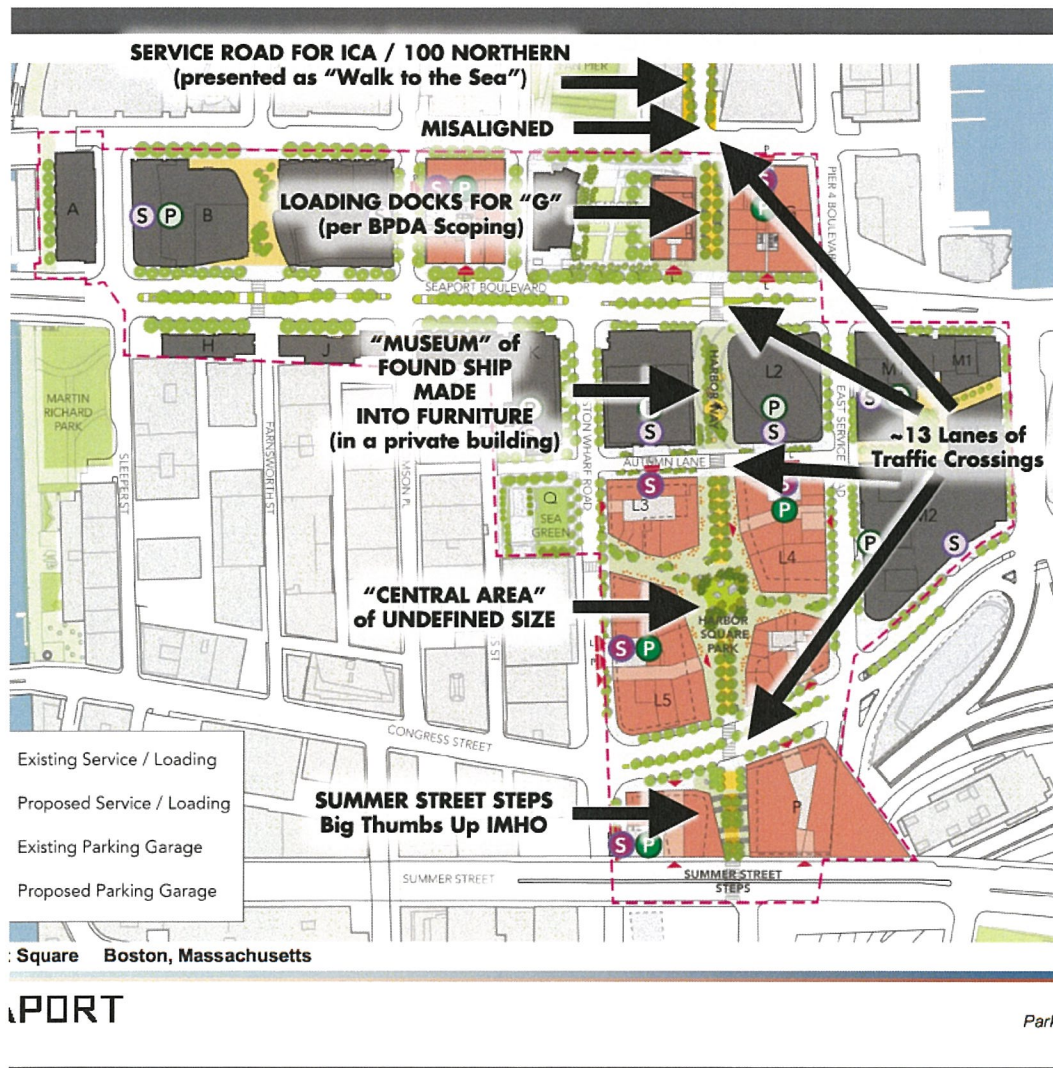


Harbor Way

Aside from Summer St. Steps (a highlight of revised plan) I believe Harbor Way will fall far short of the hyperbolic descriptions presented NPC/Supplemental and presentations. Relative to the scale of commercial density, the dimensions of Harbor Way and programmed uses under way are entirely unremarkable.

Harbor Way is misaligned, with the existing building at 100 Northern Ave compromising the view corridor. Lot F plans also compromise the view corridor. (Other view corridor failures of the Restated PDA are noted herein in Section 6a.)

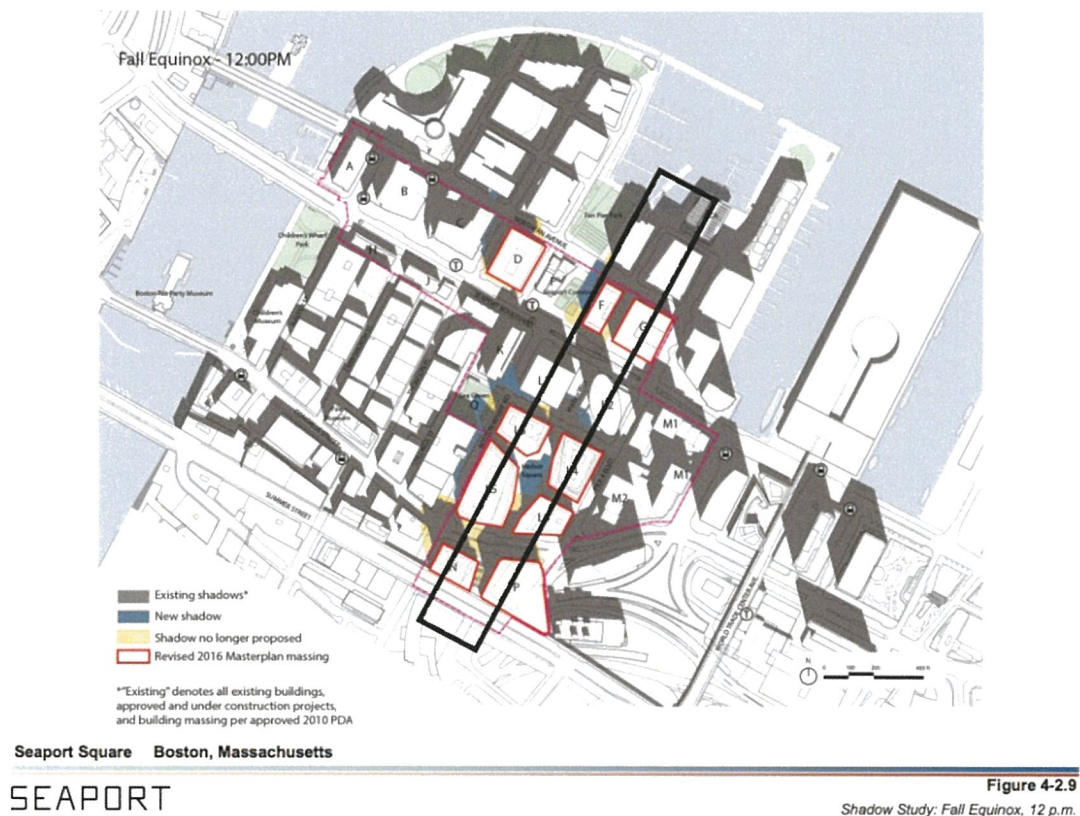
The shape of the 2.5 story building on Lot F should be reconfigured to allow for slight re-orientation of Harbor Way block at Northern Ave, to align it with Fan Pier Blvd.



For a lynchpin of the waterfront's public realm, I expected an updated shadow study to be published even though it was not required by BPDA.

The shadow study published with the NPC illustrated that Harbor Way would predominately be draped in shadows all year except for mid-day around Summer solstice.

GRAPHIC: NPC (2/2017) at noon on winter equinox. Black box added to denote Harbor Way



Other Harbor Way Concerns:
Conflating types of Open Space

The Supplemental and Response to Public Comments continue to conflate types of open space when defining size and use, in many instances providing only a total square footage including sidewalks, hardscape and other uses.

In its Response to Public Comments below, WS uses the terminology “contiguous park space” and “contiguous area of park space” when specifying square footage. What are the types of open space included? Are widened hardscape paths between buildings in Harbor Square included? If each type is not specified in size and use, the text here is unresponsive to BPDA, Parks Department and Public Comments.

GRAPHIC: Response to Public Comments (9/15/17)

BPDA 27 **Some members of the public preferred the consolidated, open space design, as approved by the original 2010 masterplan, over the hardscape plaza on Block L. They argued that the original green space, referred to as the Seaport Hill, could be incorporated in the Revised Project design by bringing the open space down to the pedestrian level and eliminating the surrounding ring road.**

The Proponent has exceeded this preference as Harbor Square park, as described in the NPC as modified by the SIR, has been expanded to provide 1.5 acres of contiguous park space between Autumn Lane and Congress Street (Harbor Way) and Boston Wharf Road and East Service Road (Harbor Lanes) - over 20% more total public open space than was planned for Blocks L3-L6 under the 2010 Project. Furthermore, the Amended NPC now provides over twice as much contiguous area of park space (66,000 + sf) than was included in the 2010 PDA (30,600 sf), whose various open space areas on the L-Blocks were separated by two vehicular roadways. The nature of the proposed Harbor Square park has also been fundamentally altered since submission of the NPC by making it a much greener and more public space and by providing specific opportunities for neighborhood residents and families to enjoy the park with children’s play areas, a green lawn area for recreational use or passive enjoyment, and more unassigned public seating to emphasize the public, democratic nature of the park.

Other Harbor Way Concerns:
Misrepresentation of Approved Parks

Seaport Hill Green was approved in PDA #78 at a minimum size of 55,000 sf.

GRAPHIC: PDA #78, 2010

ii. Seaport Hill Green [minimum area 55,000 sf]: A new open space on Seaport Hill ("Seaport Hill Green"), located within Block L, will contain a minimum of a 1.26 acre park, currently planned to contain a children's playground, a flower garden, and a dog park. Block L will also include a public courtyard and steps down to the elevation of the neighboring properties.

The Supplemental, Response to Public Comment (page 9 I this letter) and proponent's statements at BCDC and community meetings continue to misrepresent the size of Seaport Hill Green.

GRAPHIC: Supplemental Report (9/12/17)

Harbor Square park has been expanded to provide 1.5 acres of park space between Autumn Lane and Congress Street (Harbor Way) and Boston Wharf Road and East Service Road (Harbor Lanes) - over 20% more total public open space than was planned for Blocks L3-L6 in the 2010 Project. Furthermore, the NPC Project now provides over twice as much contiguous area of park space (66,000+ sf) within Harbor Square than was included in the 2010 Project (30,600 sf), since the 2010 Project included various open space areas on the L-Blocks that were separated by two vehicular roadways.

It's important to note above that the proponent includes hardscape to arrive at 66,000 sf proposed in the Restated PDA, while (incorrectly) subtracting hardscape to arrive at the 33,600 sf number cited in reports and public presentations regarding Seaport Hill Park.

Other Harbor Way Concerns:

Mutually Exclusive Stated Uses (temporary vs. permanent)

The Supplemental Report, Response to Public Comments and public presentations make claims about the character of Harbor Square park that are not supported by the “central area” of the Restated PDA.

Is the “central green” intended to be a grassy area? If so, are boulders the only permanent element?

In public presentations, WS has made a case the “central area” to be seasonal, possibly hosting an ice skating rink in winter. Is the grass in warmer seasons AstroTurf? Is the park re-sodded at abutter’s expense every summer? Exactly where is the character and composition of this central area defined besides in non-binding, hyperbolic presentations and graphics?

Author’s Note:

My best guess based on history is that the removable ice skating rink concept is nonsense presented to win public support in South Boston. Ice skating rinks have been proposed before at Seaport Square (see EIR/DEIR), also at Fan Pier (Valkenburgh) and most recently by Massport, floating a rink atop the hotel podium at Parcel D-2 (abandoned as expected, as approvals moved forward).

Thanks to hyperbole in presentations accompanied by a lack of clarity in past PDAs, softscape areas of Seaport parks today are mostly low-maintenance lawns (e.g. least expensive, most profitable option).

Conclusion: Without more attention, we’re likely to see a lawn with a few boulders in the center of Harbor Square.

Other Harbor Way Concerns:
Intentions of 2008-2010 Seaport Square Planning

It's important to remember the intended use and scale of Seaport Hill Green (aka Seaport Hill Park) as planned by scores of area stakeholders from 2008-2010, informed by a decade of Seaport planning.

Dimensions and description in PDA #78 envisioned a signature park, whether or not there was a ring road or a pass-through for vehicles.

GRAPHIC: Seaport Hill Park, Project Notification Form (6/2/2008)



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

“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.”

Section 3. Cultural Uses

NOTE: This section assumes Section 1's Code Red legal "weasel words" are addressed and resolved. Without legally binding obligations, history makes clear that little to no cultural uses will evolve at Seaport Square. This section assumes the cultural uses proposed in the Supplemental are obligations in a Restated PDA, not aspirations.

The cultural uses proposed in the Supplemental represent a significant reduction in scale of the performing arts center of PDA #78 (itself a compromise, as discussed later in this section). The Supplemental is also unresponsive to the BPDA Scoping Determination calling for study of an 800-seat, 500-seat and two black box theaters.

PDA #78 includes an obligation for a 200,000 sf Performing Arts Center.

1. I support an obligation for "SeaPAC" of dimensions and composition to be determined by BPDA and Mayor's Office.
2. I support an obligation for a Fort Point Community Theater as proposed in the Supplemental Report.
3. Minimum square footage of each of above-identified theater projects must be clarified and stated as obligations in a Restated PDA.
4. Minimum square footage of all cultural uses must be stated as an obligation in a Restated PDA.
5. Any square footage under 200,000 sf dedicated to SeaPAC and Fort Point Community Theater must be obligated as any of the following:
 - A) Cultural uses including but not limited to theaters, sited on remaining Seaport Square blocks
or
 - B) Civic uses including but not limited to a branch library, sited on remaining Seaport Square blocks
or
 - C) Converted to an endowment for identified civic and/or cultural uses. Formula for conversion must be based on value of commercial development per square foot of the unmet 200,000 sf obligation.
6. Any increase in commercial density above PDA #78 must be approved along with a commensurate increase in cultural uses and civic uses, or permanent endowment to identified cultural and civic uses as defined above.

Concern: False Baseline has infected Public Process

The public process has been infected by the proponent's continued suggestion that the February 2017 NPC — which attempted to extinguish the PDA #78 obligation to a 200,000 sf Performing Arts Center — represented the baseline for considering the Supplemental in public discussions.

But the February NPC was never approved by BPDA.

From my discussions with neighbors and members of Boston's theater community, nearly all I've spoken with believe Seaport Square has *added* a theater to its Master Plan, while in fact the total contribution of cultural uses has been *reduced* by approximately 100,000 sf.

A widespread public expression of gratitude for the SeaPAC proposal does not correlate with a proposed reduction in cultural uses, or the imbalance in use mix amplified with the new addition of 1.4 million square feet of commercial massing.

The false baseline is the result of a campaign of misinformation by the proponent using the NPC as a baseline without reference to PDA #78. This campaign carried into numerous aspects of how the project has been presented. I witnessed how expressions of gratitude by IAG members for *adding* a PAC has been accepted by the proponent without correction. Similarly, the proponent resisted publishing or discussing a *minimum* square footage to define the PAC, lest that number be compared with the existing obligation in PDA #78.

NOTE: The false baseline campaign has included public statements, filings (Supplemental) and handouts suggesting that the total massing of the Restated PDA represents a reduction in density, not an increase of 1.4 million square feet.

In fact, a small building already on Lot F had been proposed to increase to 8 stories in February 2017, and then was reduced from 8-stories to 2.5 stories in September 2017. That reduction between February 2017 and September 2017 was used to make statements to suggest a project-wide reduction in massing.

The February NPC is not a baseline.

BPDA-approved PDA #78 is the baseline.

Concern: Lack of robust engagement regarding civic and cultural uses

WS Development has made contact with individual theater companies, arts organizations and community organizations, soliciting input and support.

It's important to remember that we're in a PDA Master Plan (zoning) approval process, not a project approval process in which prospective tenants are being matched with specific spaces.

On October 16, 2017, WS Development held a group meeting for Boston's theater community to discuss the proposed theater spaces.

As I understand, the meeting was the first such collective gathering of Boston's theater community by any Seaport Square Master Developer since a 200,000 square foot performing arts center was legally codified into PDA #78 seven years ago. It was the first such meeting since WS Development attempted to extinguish the performing arts obligation in its February 2017 NPC filing. It was the first such meeting since a smaller performing arts center concept was resurrected in September 2017, and the only such meeting planned before the Restated PDA is scheduled for BPBA board consideration next month.

A day after the October meeting of the theater community, the public relations firm of WS Development sent a letter to attendees of the meeting soliciting letters of support for submission to BPDA. A link to the Supplemental Report was provided. No information about the Restated PDA was provided.

Seaport history is one of Master Developers going through the motions, as relayed by this anecdote, while in background (see language of the Restated PDA, see history of cultural uses at Seaport Square) leaving every door open to avoid fulfillment of unprofitable civic, cultural and public realm obligations.

Building robust support for civic and cultural uses should involve more work than soliciting support letters from largely uninformed community and cultural sector leaders.

We're here today, with 50% of Seaport Square PDA #78 completed or under construction, over 10 acres nearly bereft of interior civic and cultural uses. A 1,200 sf space tenanted by FPAC exists in the Envoy Hotel project, fulfilling a state obligation under Chapter 91.

The commercial development environment we find ourselves in must be considered during this Master Plan approval process as follows: Civic, cultural and public realm obligations must be clearly defined in any Restated PDA. Otherwise, in 5-10 years, all will be forgotten, or reinterpreted in favor of commercial opportunities.

A troubling History of Civic and Cultural Uses at Seaport Square

For the decade leading up to Seaport Square's public process (1997-2008), the BRA 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), 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, PDA #78 (Seaport Square's controlling legal document rezoning and defining public, civic and cultural uses) was drafted by Seaport Square proponents working quietly and privately with BRA planners.

This document, Seaport Square PDA #78, was only published for public review upon BRA 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 BRA's parallel, largely private PDA drafting process because PDA #78 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 BRA 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 one of a number of *expected* components of the 23-acre Master Plan.

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

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

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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

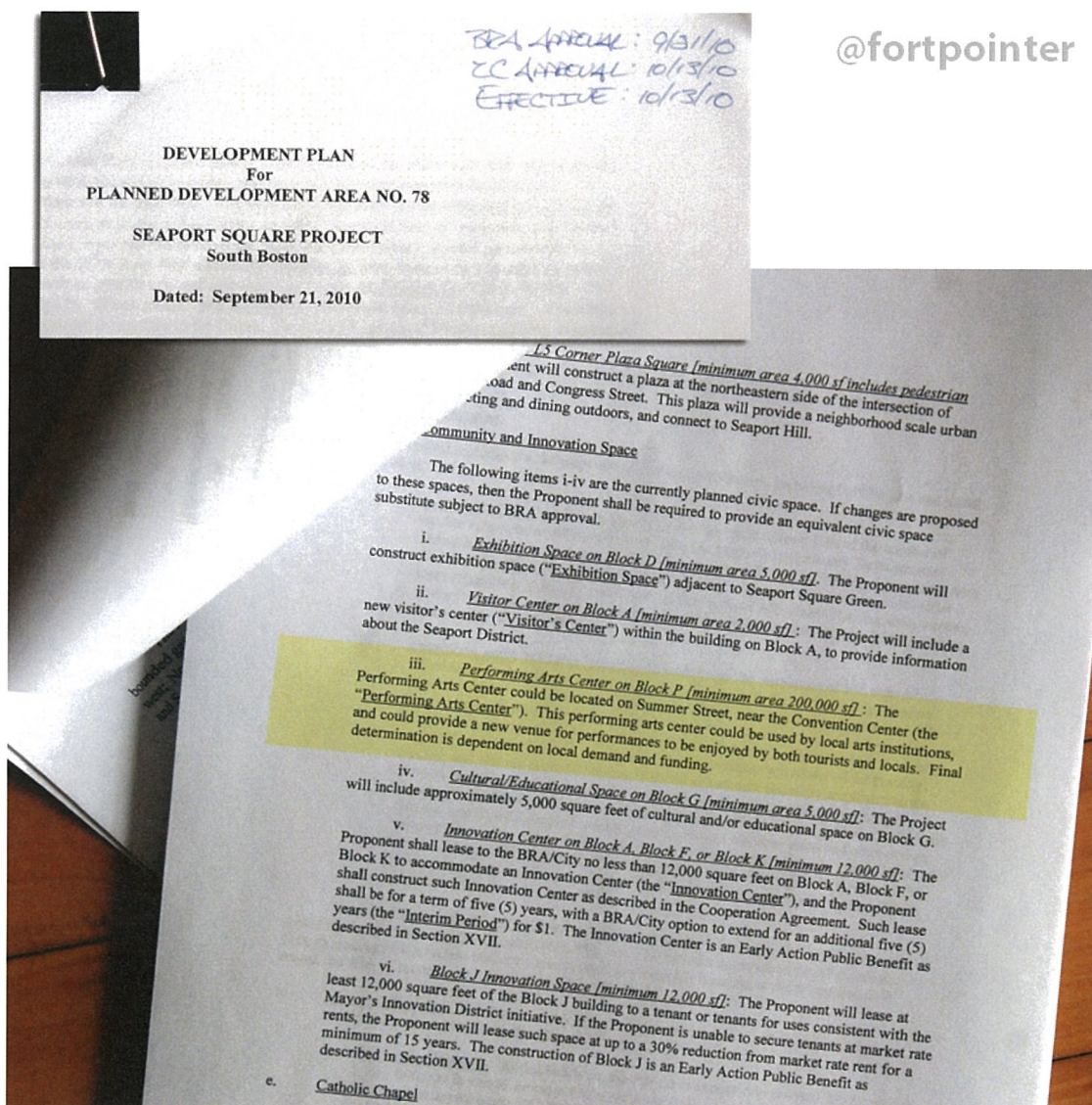
2139/Seaport/Draft PIR/DEIR

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.

While PDA #78 compromised numerous civic and cultural objectives planned between 2008 and 2010, the document did include an obligation to a 200,000 sf performing arts center.

The act of eliminating the obligation to this performing arts center in both the NPC (2/2017) and Restated PDA (9/2017), but not in the Supplemental Report (9/2017) is exactly how the prior Master Developer used the approval process (and an uninformed citizenry grateful for District Hall) to extinguish commitments to a school and library in the PNF and EIR/DEIR of 2008-2010.



4. Civic Uses

An abridged 9-year history of jettisoned civic and cultural commitments at Seaport Square is provided in Section 3.

I strongly support Representative Nick Collins' call for a Boston Public Library branch at Seaport Square. Such a branch library was a component of Seaport Square's Master Plan through PNF and EIR/DEIR approval processes.

The 200,000 sf cultural space obligation in PDA #78 provides an opportunity for the proposed SeaPAC, community theater, a branch library and an endowment for operation of these uses.

I understand that the City of Boston has not budgeted for a branch library. But the Restated PDA includes 1.4 million square feet of new commercial uses that should be accompanied by a measure of civic value capture.

The following must be considered with respect to civic planning in 02210:

1. The 02210 zip code has no permanent civic facilities planned or built, despite two decades of planning and the development of 57 large commercial projects since year 2000.
2. Economic and racial diversity in our neighborhood is dependent on having non-commercial and civic uses as year round destinations. As I understand, economic diversity and racial diversity are intertwined, and the Boston waterfront's racial makeup is proving to be an issue worthy of alarm. A July 2017 report by BPDA states that the district was 84% non-hispanic white as of 2015.
3. We have a lengthy track record of seeing our community's few "privately-owned public spaces" privatized by owners as a result of poorly drafted BPDA agreements — including PDAs favorable to developer interests. In 2017, we lost evening and weekend access to a public passageway at One Channel Center (in PDA #53). This month, our community is attempting to salvage public access at 63 Melcher St — a space that was once cited by BPDA in the context of PDA #69 (a master plan which included 63 Melcher St). Such commitments are long forgotten at BPDA.
4. District Hall is a temporary project, with inconsistent public access, and with meeting rooms predominately scheduled and dedicated for private rentals.
5. BPDA held an October public meeting in a Seaport Hotel ballroom. Our community does not have the same budget or clout to secure ballrooms for meetings and events.
6. Residents of 02210 must travel up to a mile to vote, in 02127.
7. Boston's business lobby (Boston Chamber, NAIOP) have successfully lobbied MassDEP for commercialization of civic "Facilities of Public Accommodation" required under Chapter 91, if the spaces fail to attract foot traffic within one year of completion. Developers have been incentivized to see these spaces fail. And our for-profit business sector has been the beneficiary of numerous public subsidies in the Seaport District at the expense of egalitarian civic ideals. Little to no civic leadership from business sector has been forthcoming.

Block D Civic Space (5,000 sf in OMA Project under review at BPDA)

Block D as defined in PDA #78 included a 5,000 sf civic space. The space was envisioned on a ground floor, spilling out onto the Seaport Common at Lot F.

All WS Development filings now envision the entire ground floor of Block D as commercial retail.

WS Development was asked by a quorum of BCDC Commissioners to consider siting the Block D Civic Space on the ground floor at the northeast corner, allowing the civic use to interact with Fan Pier Park. The Chair of BCDC specifically asked WS to present a ground floor plan showing this configuration of uses.

WS Development ignored the request of the BCDC Chair and multiple BCDC Commissioners requesting a floor plan siting the civic space on the ground floor.

On my own repeated inquiries (including at a BCDC hearing) why this long-planned civic space should be relegated to an upper floor, I was informed by WS that they've spoken with non-profits that prefer a second floor.

BCDC did not follow up with their request for a floor plan showing the civic space on the ground floor.

This is the pathetic environment we are operating in, where profit drives every outcome. During a PDA (e.g. zoning) process, the fact that WS interviewed some non-profits that prefer upper floors is considered sufficient to site the district's only civic space on an upper floor.

5. District Hall Operations

The Restated PDA proposes a 10-year lease extension for District Hall.

I have no objection to District Hall remaining on Lot F, and perhaps eventually made permanent.

But I have significant concerns about the operation of District Hall, with an operator that considers a civic purpose as secondary to a primary use subsidizing Boston's "self-made" business sector. Boston's business sector (represented by Boston Chamber, NAIOP, GREB, etc.) have largely been absent in leadership for community and civic spaces district wide.

District Hall operations must be redefined in a Restated PDA, along with the proposed lease extension, to meet fundamental expectations of any community civic space.

1. District Hall's Public Lounge hours must be defined and reliable, not closing intermittently at the discretion of operator. Based on revenues to the not-for-profit operator I'd like to see District Hall's Public Lounge open on weekends, not just banker's hours.
2. District Hall's large meeting room must be made available to local community groups at no charge, at least 12 times annually (e.g. monthly)

For background, I've appended and restated comments from my NPC Comment letter of March 2017 regarding District Hall on the following page.

Misrepresentation of District Hall as a Civic Facility

There is little doubt District Hall's public lounge is appreciated as a civic benefit, whether it be by residents, visitors, entrepreneurs or day-tripping Globe columnists.

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 has widely been perceived 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).

A 10-year lease extension is proposed in 2017 Restated PDA.

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 Lounge 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 21st Century."

Promotion of District Hall as a negotiated "civic" benefit of Seaport Square development, while largely serving the business sector, has 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 the context of 6.3 million square feet of development rights that were conveyed with PDA #78, in my view District Hall represents a monumental failure of civic value capture.

Note: Refer to "A troubling History of Civic and Cultural Uses" in Section 3 of this letter for more details about District Hall vis-à-vis master planning.

6. Miscellaneous

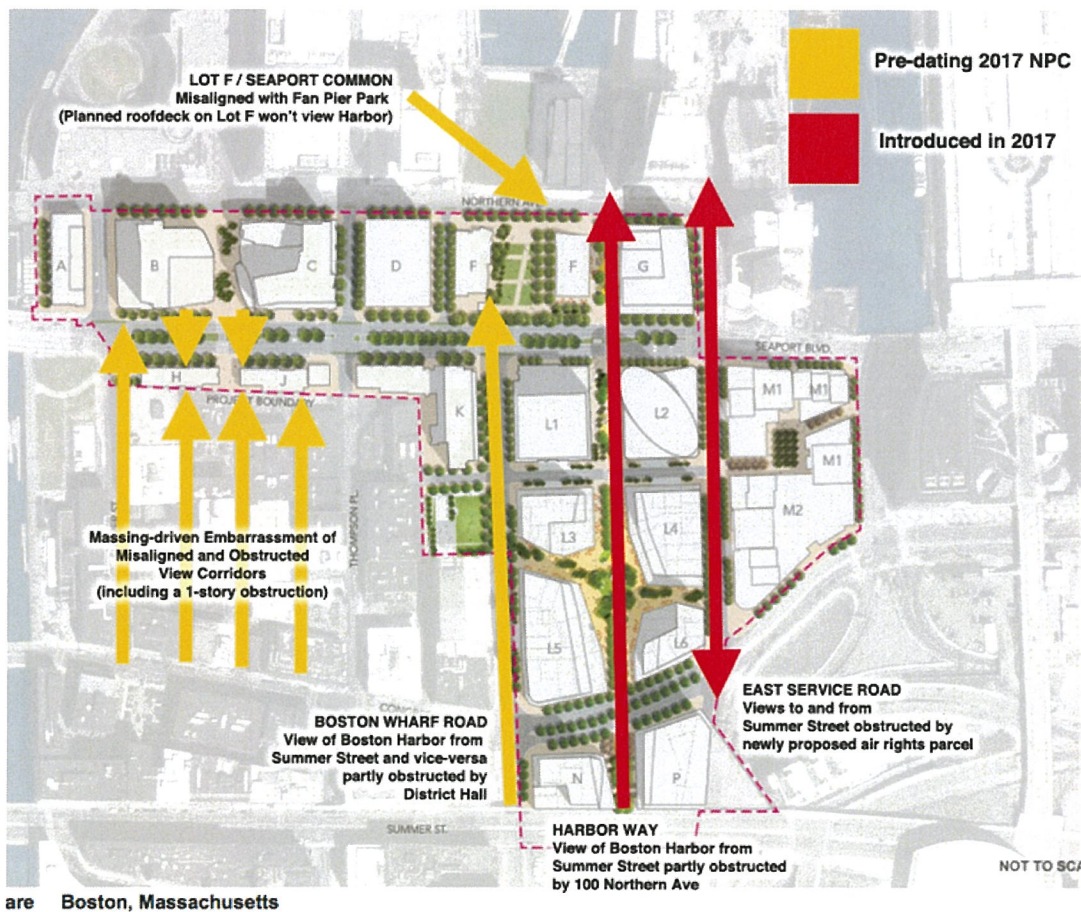
6a. Misalignment and Obstruction of Multiple View Corridors

During Seaport Public Realm planning (1997-2000), view corridors were seen as character-defining elements of the future waterfront district.

View corridors were to serve as visual cues to remind pedestrians that the edge of Boston Harbor was only a short walk away, with waterfront amenities to enjoy as destinations.

View corridors were also seen during Fort Point Landmark District Planning (2001-2008) as a visual cue for pedestrians in the Seaport looking south; an incredible opportunity to view down Fort Point's historic alleys from Seaport Boulevard all the way to Congress Street.

Seaport Square's Master Developers have managed to misalign, obstruct and/or destroy nearly every view corridor planned between 1997 and 2008.



Harbor Way's unfortunate misalignment with 100 Northern Avenue, predates the 2017 NPC, since 101 Seaport and 121 Seaport are already completed or under way. Those two buildings were already misaligned with Fan Pier Boulevard.

However, as noted earlier in this letter, the Supplemental and Restated PDA miss an opportunity to slightly re-orient the final block of Harbor Way in order to align it with Fan Pier Boulevard.

Furthermore, the Supplemental and Restated PDA introduce a new obstruction to a potentially interesting view corridor. The air rights parcel at Block P obstructs views from Summer Street down East Service Road.

Question: Can non-profits finance a project on a difficult Air Rights Parcel?

I have grave doubts that a performing arts use will be possible in Block P, an air rights parcel that will present exorbitant decking costs. That said, the views from the air rights project on Block P are worthy of note if the podium is not private commercial uses. For example, the roof deck of a performing arts center would overlook West Service Road.

Again, I doubt that Parcel P is viable for a PAC given associated costs of decking. One also has to consider which projects will bear costs of constructing Summer St Steps.

6b. Mid-block connectors

Mid-block connectors at Harbor Square park in L4 and L5 buildings were the focus of lengthy discussion in at least two BCDC meetings.

We've learned the following, from experience in Fort Point / Seaport:

1. Mid-block connectors that are not clearly defined in PDAs (including minimum height and public hours) are unlikely to be developed, and certainly less likely than the 2-story standard advocated for in BCDC meetings.
2. Mid-block connectors defined in PDAs that are intended for public passage but lacking clarity on public access hours and rules are eventually partly or completely privatized.

LATEST EXAMPLE: "Pedestrian Passageway" at One Channel Center, closed by new owner nights and weekends. During PNF and PDA #53 amendment approvals, BPDA and developer presented the passageway as a public benefit. Prior owner allowed public access to 11 PM weeknights, and allowed access on weekends.



6c. Bicycle Accommodation

I support the bicycle accommodation presented in the Supplemental Report, with the caveat that I am not an expert in transportation.

I'm aware of widespread support of Boston's cycling community and appreciate the thorough review by our city's expert cyclists.

That said, while I respect the cycle community's input, I have been made aware of advocacy from the bike community calling for timely approval of the Supplemental and Restated PDA based on an assessment of bicycle accommodation.

For those of us who have been working on 23-acre Seaport Square planning since 2008, and 650-acre Seaport planning since 1997, my expectation is that the bicycle accommodation can be defined in the Restated PDA without impacting the attention, time and resources necessary to review land use, civic use, cultural use, public realm planning and other elements of a Master Plan that will define the Seaport for the next century.

The above commentary is important for another reason. From my observation, much support has been developed for concepts in the Supplemental Report, but not via a thorough review of legally binding commitments in the Restated PDA. Concepts not recognized in a PDA have proven to be nothing more than aspirational.

6d. Massing / Land Use

While I don't have particular objections to adding commercial density at Seaport Square, I'll make the following observations:

1. Increase in massing by 1.4 million sf has been accompanied by a reduction in civic use, cultural use and non-hardscape active, recreational use.
2. The primary goal of the Restated PDA is filling a buildable envelope (e.g. maximum leasable space), resulting in blocky buildings of uniform height. That's a reality of Boston's development environment, one which produces ridiculously bloated projects instead of elegant ones.
3. Fort Point heights expected to be referenced by podium along West Service Road must be clarified as obligations in the Restated PDA.
4. All remaining "residential" buildings allow hotel use as an option. Given prevailing forces calling for hotels, Seaport Square is unlikely to meet its widely-stated total of 3,200 housing units. Furthermore, the addition of office space in the Restated PDA creates new demand for housing in the district, offsetting the suggested increase in residential units.

Section 7: 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

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/tTyDiHxXa6kMnzTEjhCTM/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		
TOTAL	22.95	\$654,332,500				

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 Master Developers have benefited from excessive commercial development at the expense of long-planned and long-anticipated public, civic and cultural amenities.

The civic, cultural and public realm objectives jettisoned in PDA #78 (2010) were clearly defined in the PNF (2008-2010). And similarly, the civic, cultural and public realm objectives jettisoned in the Restated PDA of 2017 are clearly defined obligations in PDA #78.

Popular opinion seems to be that we need to be grateful for fulfillment of unprofitable commitments in a PDA Master Plan. Citizens must understand that Seaport Square history is one of the continuous shedding of the unprofitable commitments that were at one time or another agreed to in order to secure (and capitalize on) lucrative commercial development rights.

In closing, I'd like to thank the recipient of this comment letter, BPDA Project Manager Michael Rooney. I was fortunate to be present when Mr. Rooney announced the filing of the Restated PDA at a public meeting shortly after 9/15/17. Without that announcement the Restated PDA would have likely gone unnoticed, and all my attention would have focused on the Supplemental Report. I've also been impressed with a few interactions with Mr. Rooney, his management of public meetings and awareness of project details.

Thank you for consideration of my comments.

Regards,



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

cc

Red Arrow: Only 19,700 sf of combined civic and cultural uses?
Yellow Arrow: Above comment letter is submitted by 10/30/17 deadline.

LEGAL NOTICE

The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BRA"), pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that an Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project, South Boston ("Amended and Restated PDA Plan") was submitted pursuant to Section 80C-5 and Section 80C-7 on September 15, 2017, by Seaport Square Development Company LLC and its affiliates (the "Proponent") for the Seaport Square project (the "Proposed Project"), located on approximately 23 acres of land in South Boston generally bounded by Northern Avenue and Seaport Boulevard (between Old Sleeper Street and Pier 4 Boulevard) and by Stillings Street, Boston Wharf Road, East Service Road and Pier 4 Boulevard and B Street (between Seaport Boulevard and Summer Street) (the "**Project**"). The site that is the subject of the Amended and Restated PDA Plan has an area of approximately 1,460,572 square feet (33.5 acres). The Amended and Restated PDA Plan would supersede the existing Planned Development Area Plan for Planned Development Area No. 78, to allow changes to approximately nine of the previously-approved twenty Blocks, which remain undeveloped and are largely occupied by surface parking lots, as well as modifications to the public realm improvements and public benefits to be provided in conjunction with the development of those undeveloped Blocks. The Amended and Restated PDA Plan would allow an increase in the total gross floor area of the Project from approximately 6.3 million square feet to approximately 7.7 million square feet, which would include approximately 3.2 million square feet of residential uses, 2.8 million square feet of office/research/innovation uses, 1.1 million square feet of retail/entertainment/performing arts uses, 480,000 square feet of hotel uses, 19,700 square feet of civic uses, as well as cultural/community uses. Approximately 5,500 underground parking spaces, reduced from approximately 6,375 spaces in the original project, and approximately 200 on-street parking spaces are proposed.

Approvals are requested of the BRA pursuant to Article 80 to approve the Amended and Restated PDA Plan and to authorize the Director of the BRA to petition the Zoning Commission to approve the Amended and Restated PDA Plan and the associated map amendment. The Amended and Restated PDA Plan may be viewed at the following locations: Office of the Secretary of the BRA, Room 910, Boston City Hall, One City Hall Square, Boston, MA 02201 (Monday through Friday, 9:00 a.m. to 5:00 p.m.), except legal holidays; and the South Boston Branch Library, 646 East Broadway (open Monday and Thursday between 12:00 p.m. and 8:00 p.m., Tuesday and Wednesday between 10:00 a.m. and 6:00 p.m., and Friday between 9:00 a.m. and 5:00 p.m.). Public comments on the NPC should be transmitted to Michael Rooney, Project Manager, BRA, at the address stated above by October 30, 2017.

BOSTON REDEVELOPMENT AUTHORITY
Teresa Polhemus
Executive Director/Secretary

WILLIAM F. POUNDS
1010 Waltham Street 597
Lexington, Massachusetts 02421-8093
E-mail [REDACTED]

October 26, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

I write in support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. Boston has a long and rich history of supporting the arts and this project presents a unique and tremendous opportunity to add a new and dynamic performance arts facility to that story.

Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency are to be commended for maintaining a focus on the arts as part of this development. It is clear that the need for sufficient resources to support Boston's arts and culture community is wide and varied. I ask that the developers continue their discussions with the community and enhance their plans to create a more significant performance center to serve the arts community and the Boston community more broadly and for the long-term.

I write as a board member of the Boston Lyric Opera that has been making real progress in recent years toward adding opera to the broad array of the arts available to our community without a facility appropriate for our current and future needs. Adding such a facility to the Seaport Square project would serve our community well for many years.

I urge you to carefully consider that idea.

Sincerely,

William F. Pounds

5 Hilliard Place
Cambridge, MA 02138
[REDACTED]

October 26, 2017

Mr. Michael Rooney
Project Manager
Boston Planning and Development Agency
1 City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Rooney:

There are approximately 150 cities in the United States, large and small, which support performing arts and opera companies. All these cities have large theaters and/or opera houses of one kind or another, some old, some new.

The twenty-five largest American cities, all with active opera companies, have opera houses with one to two thousand or more seats. All, that is, except one.

It is the lack of such a performing arts space in Boston, our beloved city, which many of us are deeply ashamed of.

Therefore, I write in support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. Boston has a long and rich history of supporting the arts, and this project presents a unique and treasured opportunity to add a new and dynamic performing arts facility to that history.

Sincerely,



Linda Cabot Black



Hemenway
& Barnes LLP

75 State Street
16th Floor
Boston, MA 02109-1466
t 617 227 7940
f 617 227 0781
www.hembar.com

Michael J. Puzo
Direct Dial [REDACTED]

October 27, 2017

By E-Mail and Mail michael.rooney@boston.gov

Trustees
Counselors at Law

Mr. Michael Rooney
Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

It's been said in many ways for many years: The arts are good for business and for the growth and livability of communities across the country. Today, we have an unprecedented opportunity in Boston's Seaport to build a signature, state-of-the-art performing arts space, one that will boost the area's economy and keep the neighborhood thriving for generations to come.

We are grateful to Mayor Walsh, the City of Boston, and the BPDA for maintaining the arts as an essential element of Seaport Square. The good steps already taken to bring arts and culture to the Seaport must be protected – but with some additional strategic visioning, we can enhance the current commitment by simultaneously expanding its scope into a signature cultural space that will support many more members of the cultural community and become a gathering place for Bostonians, as well as the envy of cities worldwide.

An expanded Seaport Performing Arts Center – one which includes a larger hall capable of accommodating opera, ballet, music concerts, civic space and other larger-scale events – will become a destination in the heart of Boston. It will encourage thousands of new people each week to come to the area, shop in its stores, dine at its restaurants, and take advantage of its public spaces and performances.

With proper thought and planning, such a space can also serve as a community center – a living room of sorts for the people who live and work in the Seaport. There are plenty of examples of how schools, businesses, community groups and other constituents of an area make a public place into a hub of social, municipal, educational and neighborhood activities. The same facility that hosts a ballet one day can host a college commencement ceremony the next, a vibrant open lobby space that gives hospitality to pre-show audiences one night, can be



Mr. Michael Rooney
October 27, 2017
Page 2

the place where, over a cup of coffee earlier that day, a young start-up business develops its million-dollar idea.

When developers think beyond fulfilling a requirement, and instead allow plans for a vibrant place to germinate and take shape, an entire community can benefit. As Chairman of the Board for Boston Lyric Opera, as a businessman and an avid consumer of the arts in the city, and as an active member of town government in Greater Boston, I urge the City, the BPDA and WS to work with the community with the shared goal of making the Seaport Performing Arts Center a truly visionary space that shows who we are as a regional cultural force.

Thank you for your consideration.

Very truly yours,


Michael J. Puzo

Maria J. Krokidas
[REDACTED]

October 26, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Rooney:

I wish to add my support to a Performing Art Center in the Seaport as originally proposed by the developer of Seaport Square and as originally approved by the then BRA.

Boston needs a signature performing arts facility and the Seaport is the perfect location. That is why the original zoning relief granted the then developer of Seaport Square included such a facility across from the Convention Center.

How can Boston hold itself out as a first class city competing for world visitors and the next generations of talent without such a facility? The Seaport is in need of cultural offerings. My law office for the last fifteen years has looked out over the Seaport. I have witnessed scores of major commercial and residential buildings rise around me, all glass and steel. Yes, these structures have taken the place of miles of parking lots, but they have introduced thousands of workers and dwellers who demand full living experiences. The neighborhood needs cultural offerings to keep these new residents and businesses. The neighborhood will benefit from expanding the uses and attracting both tourists and other Boston visitors.

I am on the board of the Boston Lyric Opera ("BLO") and have actively engaged in assisting the BLO find a permanent home that meets the needs of our ever changing opera community. Our audiences are young and no longer look to the old historic opera houses to create the full opera experience. I witnessed both the opening nights of Carmen and this year Tosca. Both sold out events, but performed in venues that created artistic challenges and did not allow for the many who wished to attend these operas.

The BLO needs a facility that will accommodate 1,500 seats and all the pit and back stage space it sorely misses now, and the city needs a venue that all nonprofit performing arts groups can access and afford. None exist now.

Michael Rooney, Project Manager
Boston Planning and Development Agency
October 26, 2017
Page 2

At the same time, the BLO acknowledges that there are smaller performing arts groups needing smaller spaces (150-500 seats). Yet, these groups do not have the financial strength to either develop or operate the space they need.

The BLO has designed a facility that can meet its needs as well as those of the smaller groups, and the BLO has the capacity to fund raise to contribute substantial capital to the design and construction of the facility. Plans exist now.

While I am heartened that the current developer WS has now proposed a few small venues in lieu of the promised performing arts center, and I know the city wishes WS to address the needs of the smaller groups, I feel the only realistic facility to be one that is large enough to meet the needs of the BLO and includes smaller organizations and their needs.

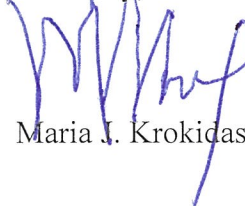
Boston has a world class symphony and museum. To compete with other venues, it needs a world class opera house with a creative design and flexible space to welcome many users and visitors. The originally proposed site promised in the relief granted would give the City this prize.

I am aware that WS pending relief requests the addition of thousands of residential and commercial units while seeking to drastically reduce its commitment to cultural space. Such changes will allow WS to substantially increase its financial benefits. It seems only reasonable that WS be required to honor the original commitment to a performing art center that meets the current needs of all groups while it seeks to add on new units.

Now is the time for Boston to be creative and inspired. The current design offered by the BLO is creative and inspired and will announce to the world that modern design and innovative space belongs in iconic cultural facilities and exists here.

Thank you for your consideration.

Sincerely,



Maria J. Krokidas

MJK/jb

471797.1

Andrew L. Eisenberg
19 Moccasin Path
Natick, Massachusetts 01760

October 27, 2017

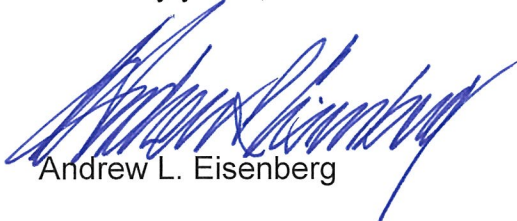
Michael Rooney
Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, Massachusetts 02201

Re: Seaport Square Development Performing Arts Facility

Dear Mr. Rooney:

I would like to add my support to those who believe that the cultural space being proposed for the Seaport Square development does not meet the needs of some of the larger cultural arts organizations in the City of Boston, some of whom desperately need affordable and adequate performance space. The two performing arts spaces currently being proposed by the Seaport Square developer are too small to meet the needs of these organizations. Boston has a long and rich history of supporting the arts, and the Seaport Square development project offers a wonderful opportunity to add a significant new performing arts facility to meet the needs of Boston's arts and culture community that are not being met through existing facilities, many of which are either too small, too expensive or cannot accommodate these organizations. I urge the City of Boston to work with the Seaport Square developers to expand their vision and include a performing arts facility that will serve the greatest number of arts organizations, artists and employees as possible as well as all of the residents of Greater Boston. Thank you for your consideration.

Sincerely yours,



Andrew L. Eisenberg

Dear Mr. Rooney,

I am a resident of Seaport/South Boston and I moved to this city to attend law school.

I felt welcomed by the people of Boston right away (not something I expected given the reputation sorry). I love this area and hope to see it continue to flourish. Coming from another city like New York, I cannot believe that there would be any issues with a developer coming in to create parks, open spaces, restaurants, retail, activities for all four seasons, and places to live/work/play.

I heard a briefing from the developer WS and attended a BPDA public meeting.

I felt compelled enough to write a note to share my support for the project and your expeditious approval of the Notice of Project Change. This is the new Boston and it is only going to get better. As I am part of the audience too, I hope Boston will encourage me to stay after law school vs. the alternative to move to a cheaper, hipper city.

I support the mission of the Seaport.

Thank you,

Brooke D. Wheaton

Suffolk University Law School J.D. Candidate, 2020

[REDACTED]

October 20, 2017

Michael Rooney
Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney,

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, and bringing my dog to the park on Boston Wharf Road. I have also recently enjoyed all of the programming that has been taking place in the Seaport, especially the farmer's market 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,

Timothy Baker – 462 East 6th Street

South Boston Resident

Dear Michael:

I'm writing to support the WS Development plan for the Seaport District.

I am a long-time resident of South Boston, and frequent visitor to the Seaport (in fact, my company is moving to new construction there next summer).

The Seaport clearly has great potential, but it needs several things which are addressed by WS Development's recent plan.

1. More inviting walkable space. The WS Development plan to add trees, parks, and access to the Harbor will be huge improvements.
2. Connecting neighborhoods. The WS Development plan does a great job of stitching the Seaport together with neighboring communities, including South Boston.
3. More to do/focus on arts. Adding three new performing arts spaces is a great idea. The Seaport needs more to do at night than just go to restaurants, and the focus on the arts community is very welcome.

I hope that this recent proposal will be adopted.

Thank you,

Shannon Fitzgerald

[154 L Street](#)

[South Boston, MA](#) 0217

Dear Michael:

I am a homeowner on East Broadway in South Boston and I am writing to share my support for WS development's plans to enhance the Seaport. Instead of moving to the suburbs I have decided to stay in the city with our two children and raise them here.

I believe Boston needs spaces and retail like WS is building/proposing.

It is amazing to see the difference in the area in the last few years. I can tell you that we spend our time both in Southie and in the Seaport because of the amenities they have created.

I believe WS' vision for the waterfront has truly made a difference in how it feels down at the waterfront. It is warm, inviting and most importantly 'active.'

I urge you to approve these minor revisions to the master plan.

Kim Steimle



RAY STATA
Chairman of the Board

October 26, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney:

My name is Ray Stata, Chairman of Analog Devices, Inc. and board member of the Boston Lyric Opera. I urge you to commit to a larger cultural space in the proposed Seaport Square development not only to accommodate the needs of the Boston Lyric Opera but also other performance arts groups in Boston. In the decades ahead Boston will be competing for professional employee intensive companies where employees value a wide range of performing arts. Every major city with whom Boston will compete has a viable opera company. It is essential that Boston close this gap in its image as a major culture center not only to sustain growth of innovative companies but also as a destination for tourists and conventions.

Boston Lyric Opera has demonstrated its ability to produce world class performances and to sustain and grow an audience base. But unless the opera company can secure a viable, dependable venue for performances it will not be able to attract the financial support required for current operations and to build an endowment for the long term. Those who have supported the BLO, like myself, know that the vagabond and financially strapped existence of the BLO is not sustainable and thus not worthy of continued support. With a permanent home for the opera I am confident that the board can tap into a broad range of support in the community and build an endowment to provide stability and vision for a long term future.

BLO has worked hard to solve the venue problem but the only viable option to date in my opinion is the Seaport Square development. A 500 seat facility is not adequate economically for opera. It takes a 1500 seat facility minimum to support world class performances. An 1800 seat facility would be more usable by a wider variety of organizations, including the ballet, and would be more financially sustainable as a performance arts center. It would be such a pity to lose the Seaport opportunity to solve the nagging venue challenge to the opera. If we miss this opportunity I for one will give up the hope that Boston is committed to developing world class opera and all of the benefits this would bring to the community.

Sincerely,

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

Ray Stata
Chairman, Analog Devices, Inc.

cc: Esther Nelson
Eileen Williston

I am writing in regards to WS Development plans for the Seaport District, after recently attending a community meeting. I support their plans and vision. I am a homeowner and long time resident of South Boston.

Increased accessibility to the Seaport is very important, especially in a city based on public transportation. The proposed subsidy for improved Silver line and water transportation would dramatically increase tourism and the diversity that Boston has to offer. The Seaport is a vibrant district, yet often hard to navigate with so much traffic. Plans to increase pedestrian areas and create a more efficient walkway to the waterfront are much needed in the area. As a resident of Boston for over a decade, it is important to be able to navigate the city (specifically the Seaport) without a vehicle.

The proposed plans have my support and I hope the BPDA will enable the plans to move forward, as they will be positive and exciting for our community. The company has a track record of high quality development and positive neighborhood building and I am looking forward to seeing what they can offer our waterfront district.

Best,

Karin Cannata
[61 G Street](#)
[South Boston, MA 02127](#)



October 27, 2017

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

Dear Director Golden:

As the President and Executive Director of Celebrity Series of Boston, I am writing to express strong support for the inclusion of the Performing Arts Center as described in the Seaport Square Supplemental Impact Report dated September 12, 2017. The proposed center with a primary space with a 500 flexible, not fixed, seating capacity as generally described in Section 2.3.2.3 of the Report, plus a second space capable of seating one hundred to one hundred fifty in a theatrical configuration, along with all the relevant support spaces, would be an excellent and heavily used addition to the Boston performing arts scene. I believe it would broaden the range of performances currently available in Boston and be an exciting new home for audiences from all across Boston.

Founded in 1938, Celebrity Series has established itself as the largest and preeminent non-profit presenting organization in New England. Excellence, innovation, and agility are at the core of who we are and what we do. Collaboration is embedded in our organizational DNA. Over eight decades, Celebrity Series has gained the trust of audiences and artists, and developed a reputation for artistic excellence with programmatic diversity. With over sixty-five annual main stage performances in eight to ten different performance halls and over 150 annual community engagement events throughout the Boston area as part of our *Arts for All!* program, Celebrity Series is now a crucial part of the cultural fabric of Boston, introducing audiences to new artists, new art forms, and new artistic experiences. Without Celebrity Series, Bostonians would have to travel to New York City, London, Paris, Shanghai or other cultural capitals to see the quality and variety of artists that regularly appear on our roster.

In recent years, Celebrity Series has taken to the streets with our free, outdoor public performance and participation projects. *Street Pianos* engaged over half a million Bostonians and visitors from all walks of life in 2013 and again in 2016. In 2015 and 2017, *Let's Dance Boston* brought 5,000-plus residents and visitors out for five nights of social dancing and live music on the Rose Kennedy Greenway. Behind the scenes, these public projects opened the door for over 200 new community and civic partnerships with Celebrity Series, and have connected us even more deeply with our community.

Celebrity Series is eager to program performances in the proposed Seaport Performing Arts Center. Our experience working in multiple venues, the caliber of our artists, and our record of collaboration with organizations both large and small makes us an ideal partner in developing the center's programming profile beyond Celebrity Series' events.

We applaud both BPDA and WS Development for including performance spaces in the overall Seaport Square plan. As the plans get finalized, I hope that both entities will recognize that not-for-profit, mission driven, performing arts venues require support in order to exist. That understanding was essential to the solution developed for the Huntington Theater. I hope the City will argue for capital and/or operating subsidies as part of the final arrangements for the Seaport Square project.

We stand ready to help bring this vision to life, confident that the Seaport Performing Arts Center will bring social, cultural, educational and economic returns to the City for generations to come.

Sincerely,



Gary Dunning
President & Executive Director
Celebrity Series of Boston



300 Summer Street M-1, Boston, MA 02210 617.423.4299

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

October 27, 2017

Mr. Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall
1 City Hall Square
Boston, MA 02109
Brian.Golden@boston.gov

Dear Director Golden,

The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments in support of the updates to the proposed Seaport Square project as outlined in the Supplemental Impact Report dated September 12, 2017, and submitted by Seaport Square Development Company LLC, an affiliate of WS Development Associates LLC which we think are a significant step in the right direction. This letter follows comments submitted on March 28, 2017, regarding the proposed project as outlined in the Seaport Square Notice of Project Change, dated February 7, 2017.

As a core stakeholder in the Fort Point neighborhood for over 38 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 has 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 Fort Point/Seaport history that is full of potential. As expressed in our previous comment letter, we believe it is critical that the vision of Seaport Square as a significant arts and cultural destination be maintained and planned in a holistic and sustainable manner. We also believe that it is incumbent on WS Development to provide mitigation efforts commensurate with



300 Summer Street M-1, Boston, MA 02210 617.423.4299

the increase in project density, especially in the areas of transportation infrastructure, new bicycle infrastructure and improved public transit, as well as community benefits, cultural and civic space, and public art.

Many of the proposed changes to the project as outlined in the Supplemental Impact Report are positive moves that will improve the urban design and sense of place in the Seaport. Our specific comments on the proposed changes, and in particular the arts, cultural and public spaces, are as follows:

1. Arts & Cultural Space

FPAC is a multi-faceted arts organization with membership that spans a wide array of disciplines, including music, dance, theater, writing, visual arts, and many more. We support a cultural facility that is multi-destination and multi-disciplinary so that it can support an array of programming. The Seaport Square project has a once-in-a-generation opportunity to celebrate and contribute to the rich artistic and cultural character of Boston, and Fort Point in particular, through the addition of much-needed cultural facilities. It is imperative that these facilities be set up to succeed as spaces that are financially accessible to both audiences of all backgrounds and cultural groups of all sizes.

While the previously approved plan proposed a single, 200,000 SF arts facility, we believe that the diverse needs of the Boston and more specifically the Fort Point Arts Community will be better served by a series of smaller, flexible spaces that can adapt to serve a range of purposes. We appreciate the commitment that WS Development has made to creating two such performing arts facilities within the Seaport comprising three distinct venues – the SeaPAC, with two performance spaces totaling 600 seats, and the Fort Point Community Theater, with 150 seats. FPAC has relationships with numerous members and partner arts organizations that would benefit from access to these spaces at an affordable price point. The frequency with which these facilities could be used, and the price point at which tickets could be offered, will contribute strongly to the unique cultural character of Fort Point and the Seaport.

In addition to performing arts facilities, we believe that spaces supporting other types of art – painting, photography, filmmaking, new media, sculpture, etc. – can also have a significant impact on the cultural vibrancy of a place. Many artists who have historically worked in the Fort Point neighborhood have been negatively affected by rising rents for studio and working space. The addition of new, flexible studio space able to meet a wide range of needs will be an essential component of any new cultural facility. We support WS Development's stated objective



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of providing a series of flexible studio spaces with appropriate infrastructure to support a wide range of media in close proximity to the performing arts facilities and affordable artist live-work space.

The next step to ensuring the success of these facilities will be to craft a financially and programmatically sustainable model for ongoing operations of these spaces. FPAC has developed proven models for how this can be done, and has shared initial thoughts on the matter with WS Development. We encourage the City and WS Development to make a commitment to ensuring the financial sustainability of these spaces by working with arts groups to create a framework for success from the start.

2. Affordable Housing

Independently of the cultural commitments, but intrinsic to the cultural place-making and vision of Seaport Square, we support onsite artist live-work housing as a key element to establishing a thriving destination for arts and culture, retail and restaurants, and innovative businesses of all sizes. In order to achieve this vision, it is imperative that the Seaport and Fort Point be supportive of the artistic community that has long called these neighborhoods home and contributes strongly to the rich cultural character that is so attractive to residents and visitors alike. Artist housing, including both market rate and affordable units, will be essential components of a successful Seaport neighborhood. We have developed through the Midway Artist Studios project, a unique and innovative housing model which is a mix of market rate and affordable units that is key to creating upward economic mobility within a sustainable community.

FPAC has had initial conversations with the City and WS Development about the creation of new artist housing within the Seaport Square project. We have also worked with Flansburgh Architects to develop an innovative series of new typologies that can better meet the needs of artists for integrated live-work spaces. We appreciate WS Development's inclusion of language in both the Supplemental Impact Report and the PDA that provides the opportunity to create a meaningfully sized and well-appointed community of affordable housing units for BPDA-certified artists. We appreciate WS' responsiveness to our comments on the February 2017 NPC on this topic. We urge the BPDA to embrace this opportunity, as this hub of artistic life would create a user and volunteer base that would contribute to the vitality of the local arts community and the neighborhood as a whole. We encourage the City to support WS Development's interest in creating artist enclaves within the neighborhood, and look forward to continuing to work with both groups to bring this vision to fruition.



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3. Public Space

Quality of community life in Seaport will hinge on the creation of high quality, actively programmed public spaces. The expansion of the Harbor Square Park to provide increased public space is a positive move. This change in size, along with the addition of a meaningful green space at the center of the park, will help make this park a neighborhood hub and a center point for vibrant programming. In addition, the definition of several performance areas along the length of Harbor Way is a step in the right direction to allow for diverse and frequent cultural events in the district.

Essential to the success of these spaces is the programming that accompanies the physical form. We appreciate that opportunities are being created for artistic interventions, and believe that it is essential that WS Development collaborate with area organizations to implement and support a range of programming that will enliven the public realm year-round. FPAC has a strong history of public arts programming and, along with several of our member organizations, would be excited to work with WS Development to implement a long-term and financially sustainable plan to ensure that the arts remain a central feature of public life in the Seaport.

4. Civic Uses

Distinct from the cultural spaces, we continue to believe that a library, especially one focused on art and design, and programmed with forward-looking technology, is an important amenity that the Seaport and Fort Point neighborhoods are currently lacking. This space could serve a range of purposes, including offering space for community activities and engagement, and would complement to the other cultural facilities that are planned in the area. We encourage the City to work with the Boston Public Library and university partners to bring this facility to life in one of the civic spaces that WS has set aside in the updated project plan.



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We appreciate the time and effort that the City, WS Development, and numerous community members and organizations have put in toward making the Seaport Square project successful. 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, cultural and affordable housing components of the project. 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 "Jennifer Mecca".

Jennifer Mecca
President,
Fort Point Arts Community Inc.

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

Raber Umphenour
Vice-President,
Fort Point Arts Community Inc.

cc:

Senator Linda Dorcena Forry, Linda.DorcenaForry@masenate.gov

Representative Nick Collins, Nick.Collins@mahouse.gov

Councilor Michelle Wu, Michelle.Wu@boston.gov

Councilor Ayanna Pressley, Ayanna.Pressley@boston.gov

Councilor Bill Linehan, Bill.Linehan@boston.gov

Commissioner of Arts & Culture, Julie Burros, 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

Michael Rooney, BPDA, Michael.Rooney@boston.gov

Board of Directors, Fort Point Arts Community Inc.

128 Meyer Road
South Hamilton, MA 01982
October 27, 2017

Michael Rooney
Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney:

We are writing you to support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. We are theatre goers and opera goers and Boston has long supported the arts. The Seaport Square development presents a tremendous opportunity to add a new and dynamic performance arts facility to that story.

Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency have enthusiastically voiced support for the arts as part of this development. We ask that the developers do also, continuing their discussions with the community and embracing this unique opportunity to create a significant performance center, substantial enough to serve the arts community and the Boston community broadly and for the long-term.

Such a center ideally should be able to serve many arts organizations, artists, and employees; and the Seaport Square development represents a fabulous opportunity to create a state of the art performance center, flexible, and designed to meet performance needs for the foreseeable future. The opportunity also invites a signature and outstanding design, to set it apart and in the process to create a distinct and lasting landmark for our great city.

We thank you in advance for your consideration.

Sincerely,

Ellen Cabot
Matthew Watson

Mr. Michael Rooney
BPDA Project Manager
Seaport Square
One City Hall Square
Boston, MA 02201

35 Channel Center Street #409
Boston, MA 02210

Tel: [REDACTED] Cell: [REDACTED]
Twitter [REDACTED]

Dear Mr. Rooney,

Thank you for the opportunity to comment on this important project. There are many improvements to the current Seaport Square proposal and we appreciate the proponent's interest in hearing and responding to comments from residents and stakeholders.

Green Space

The more casual and greener open spaces are much more welcoming and useable than the original hardscape plan and the idea of different open space "rooms" is very creative. The enhanced visibility of Harbor Square Park is also a welcome change, but there is no larger recreational space in the current plan. Families in Fort Point "age out" of the community as their children reach age 8 or so and I expect the smaller units combined with the lack of a soccer or baseball field will also have that effect in the Seaport Square project.

Reduced building size in block F is appreciated as well. The images of two of the planned buildings, such as the Timber-framed two-story Seaport Common structure and public roof garden are a welcome relief from the unending glass towers we have now.

Arts Venue SeaPAC Performing Arts Center

The current PDA references the smaller arts venue, without specific information on square footage for JUST the arts venue itself including both the 500 and 100 seat spaces. This makes it harder to compare it to the originally proposed 200,000 square feet of a cultural space. Also, the arts venues are a small component of the office and research facilities in that building.

"We will seek" raises red flags for an already changeable plan. "We will" makes a stronger statement and commitment.

The idea of a larger performance space and a second more intimate 150 seat venue is on the right track, but the Arts Center should include artist housing and teaching space for visual and performing arts. The Munroe Center for the Arts in Lexington, where I teach is designed in that way. Highly qualified artist-teachers are invited to rent studio space at a reasonable price and have access to a huge arts population in Lexington.

<http://www.munroecenter.org/>.

The larger main concert hall should have at least 1500 seats with the addition of at least a 200 seat smaller flexible community space. Accessible well-places loading bays are a necessary component as well. 7.680 million square feet of development should accommodate this important amenity.

The outdoor concert venues are a wonderful addition and we look forward to enjoying creative programming during the Summer months. The tiered seating is a nice enhancement.

Other amenities:

Fort Point and the Seaport are replete with restaurants, breweries and now more and more high-end retail. What we don't have are the Library and School codified in the 2008 Seaport Square PDA. The library could be part of the 200,000 square feet of cultural space called for in the scoping determination.

As the population grows, safety features for residents including a fire station and police station will be critical and my fear is that there will be no room for them anywhere near the Seaport if they are not planned now. We understand that large grocery stores are being courted and the project already includes a movie theater, opening Nov/Dec, both welcome additions. We also must have a good school in the area.

Transportation

It's a positive start that there is improved access to 93 and I-90 but much more has to be done to prevent a traffic and transportation disaster. Unfortunately, when there was an opportunity to plan this early in the development of Fort Point and the Seaport, it was not done. Traffic studies didn't begin to take into account the rapid evolution of this district. The idea of the micro-hub for the buses is excellent and well worth the loss of the 4 parking spaces. Double parked buses slow down traffic and this should be prevented whenever possible. Creative solutions such as double decker buses or shuttles should be explored but a major enhancement of the public transit system is not optional. Harbor way offers a new connection for Summer and Congress Streets and the Harbor Loop will be very popular with those not trapped in their cars. The transportation mitigation fund that W.S has offered to set up is a good first step. The goal is to have people live within walking or biking distance of their workplace and shopping. Many of the new residents will hopefully work in the area.

Affordable housing

Affordable housing has often been sent out of expensive developments in the area and I suggest that W.S. take a good look at the amazing proposal for Factory 63, which includes 4 affordable innovation units and 5 artist affordable units which will eventually be given to the Fort Point Arts Community. FPAC would be able to rent these spaces to artists at a moderate cost and use the revenue to preserve that deserving organization and its goals.

We thank W.S. Development for their interest in a dialogue with residents and stakeholders. Seaport Square should feel like a real neighborhood and as it evolves, create a connected community.

Sincerely,
Cameron Sawzin
IAG member Seaport Square project

Dear Mr. Rooney,

I am writing in support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. The proposed space should be large enough to serve many arts organizations, artists, and employees. Designs that accommodate large companies such as Boston Lyric Opera, yet can be modified to fit the needs of smaller companies, will be the most rewarding. A large performance space will enhance the economic growth of the Seaport district by encouraging a variety of patrons to attend performances. The performance space can be a forward looking space which attracts the audiences of the future. This is a truly unique opportunity for the future of the arts in Boston.

Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency are to be commended for maintaining a focus on the arts as part of this development. It is clear that the need for sufficient resources to support Boston's arts and culture community is wide and varied. I ask that the developers continue their discussions with the community and enhance their plans to create a more significant performance center to serve the arts community and the Boston community more broadly and for the long-term. Boston has a long and rich history of supporting the arts and this project presents a unique and tremendous opportunity to add a new and dynamic performance arts facility to that story.

Thank you for your time and consideration.

Sincerely,
Jesse Darden

Dear Mr. Rooney,

I write today to express great appreciation for what Mayor Walsh, the City, and the BPDA have done to keep the arts in the conversation as a contributor to the livability and viability of the Seaport Square development. I also commend WS Development for being receptive to those conversations and for recognizing the value that the arts can bring to a neighborhood and community.

Designed with vision and imagination, with an eye on collaboration, a larger performing arts facility can deliver what already has been promised as well as providing a home for Boston Lyric Opera and other groups. Boston certainly isn't the first city whose arts organizations have faced a crisis of spaces to work in. But we can be the one who learns from other places, looks with innovation toward the future of our growing City, and meets the challenge best.

As a member of the cultural community of Boston, who has worked in and for a variety of performing arts organizations and has heard from my colleagues across the community, I recognize and understand the broad needs for rehearsal and performance resources for groups of all sizes.

Arts patrons today are arts omnivores – seeking out the best, exciting experiences whether they be in music, opera, ballet, theater, or beyond. They want to engage with the arts. A signature performing arts facility that houses a broad range of offerings can also become a center for the community ... a place where one can get lost in a book, settle in to create or do work, share a coffee or meal with friends, or attend a performance and be challenged and inspired. A dynamic performance venue in the Seaport can be a space where members of the community and visitors intersect, feel at home, and experience great art together.

I believe that the Seaport Square development provides a unique opportunity to create a signature performing arts space that could support a wide range of the City's not-for-profit performing arts organizations, from small to large, and serve as a connector for the City of Boston.

Sincerely,
Eileen Williston

Michael,

As a board member of the Actors Shakespeare Project, I attended a presentation by WS Development at the StageSource facility.

Although it's late Friday as I write this, I hope my comments about the Seaport development are not too late. And I'll apologize in advance for the timing.

It's an impressive development tackling a lot of issues to build a community environment within the Seaport District.

My comments:

- The emphasis on a pedestrian friendly environment along the N-S Harbor Way pedestrian environment is commendable. The Seaport area needs a much more human-scaled spaces for circulation, recreation, and life. Ideally, the E-W circulation would provide more pedestrian oriented space. The proposed changes to Seaport Blvd are in the right direction. Fortunately, there are proposed bike paths and bicycle-friendly spaces. All good, but additional accommodations could be made.
- Locating the SeaPAC (Seaport Performing Arts Center) theater facility "front door" on Congress St will make it difficult to enter and detaches it from the overall development. SeaPAC will house two small theater spaces (500 seats and 100 seats) – intimate spaces that will not benefit from an adjacency to the Convention Center or the Ventilation Building for I-90. It would make a much more vibrant community center if both the SeaPAC and FPCT (Ft Point Community Theatre – 150 seats) performance spaces fronted on to the central Harbor Way Square pedestrian center. These facilities will supporting and incentivize hospitality tenants (cafes, restaurants, bars, bookstores, etc), and will create a "Theater Square" space that the theaters activate and energize.
- Several rehearsal rooms should be included and can be on 2nd or 3rd floors – similar to the Calderwood Pavilion in the South End. They typically serve multiple functions – as bookable for performance events, party spaces, office events, after-school arts education rooms, wedding receptions, conferences, etc. These types of rooms are often unexpectedly popular and also incentivize community development.
- Adding a grocery store – which can be below grade to conserve precious grade level retail space, will certainly help build a community environment. Roche Bros at Downtown Crossing is a good model (and admittedly upscale). Servicing it may be challenging, however loading docks could be located below the elevated portion of Congress St.
- Additional mass-transit options – probably the toughest problem and already discussed at length. Perhaps a Silver Line spur? or a bus version similar to the MBTA #1? The bus option should prioritize connecting South Boston to the Seaport to South Station to tie together the neighborhoods and provide much needed transit options as the city moves forward into the 21st century. (Good luck with this problem.)

Please feel free to contact me if there are any questions or if my involvement will be of assistance.

Bruce Herrmann

Actors Shakespeare Project

To Whom it May Concern,

Thank you for the opportunity to express my feelings about plans for the Seaport District by WS Development.

I live in the Fort Point channel in an area where many people refer to it as a new neighborhood. I have lived here for many years and have watched the area evolve.

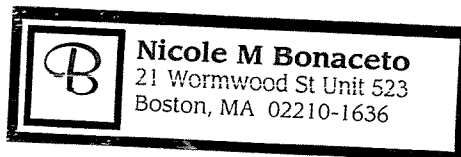
WS Development's plan includes better scale, increased greenery, places to gather, walk, and ride bikes, shops, restaurants, and theaters.

Their plan will benefit residents as well as workers in the district, and attract tourists too. I think it's a good approach for the economy and will make the Seaport one of the city's most appealing destinations.

After carefully considering their proposal, I feel that this plan meets many of the needs of the neighborhood and I hope that you will approve it.

Regards,

Nicole Bonaceto
Nicole Bonaceto



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After carefully considering their proposal, I feel that this plan meets many of the needs of the neighborhood and I hope that you will approve it.

Regards,

PAUL BONACETO


21 WORMWOOD ST.
523
BOSTON MA. 02210

October 27, 2017

Michael Rooney, Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney:

The undersigned 100+ organizations, individuals, business owners, and elected officials are writing to express our support for protected cycling infrastructure in the South Boston Waterfront.

We use biking as a way to get around town on a regular basis, whether to get to work, school, meetings, home, errands, or social engagements. One of our greatest challenges is to find *safe*, low-stress bicycle routes around Boston. We are pleased that the City has started to create protected bike lanes in certain high-risk areas, and we will need the support of private developers to expand the network of protected, separated lanes throughout the City, especially within the booming South Boston Waterfront.

We are delighted to see that parking protected bike lanes will be added on both Seaport Boulevard and Summer Street, where roadway widths allow for this superior layout of bicycle infrastructure that protects people on bikes from the vehicular travel lane, and that buffered lanes will be installed on Boston Wharf Road. These changes will significantly improve the South Boston Waterfront's bike connections to both the Financial District and the rest of the South Boston neighborhood and beyond. Improvements such as these will help us reach the City's goal of quadrupling the number of bike trips by year 2030 as outlined in the Go Boston 2030 Vision and Action Plan.

With traffic a major concern in the South Boston Waterfront, providing low-stress ways for people to bike in this part of Boston will encourage more people to consider bicycling as a transportation choice, which means fewer cars on the road and more flexibility for people who wish to live or do business in and around this rapidly developing area. Ultimately, the City should be prioritizing low-stress bicycling infrastructure (i.e. parking protected bike lanes or cycletracks) on all major arterial roads as the best way to promote sustainable mobility. WS Development's leadership in the South Boston Waterfront will help set the tone for the region.

We urge you to support WS Development's revised plans for cycling infrastructure in the South Boston Waterfront so that the community may benefit from these improvements as soon as possible.

-Continued-



Seaport Boulevard example of why protected bike infrastructure is essential: truck parked in bike lane

cc Chris Osgood, Chief of Streets, City of Boston
Elizabeth Dello Russo Becker, Community Relations & Government Affairs, Massport
Jim Doolin, Massport
John Nucci, Massport Board
Patrick Sullivan, Seaport TMA
State Representative Nick Collins

Sincerely,

Abigail Newbold, Institute of Contemporary Art Boston (Hull resident, Seaport bike commuter),
who manages 15+ employees who commute by bike from surrounding communities to Seaport.

Adam Kessel, WalkUP Roslindale member and Roslindale resident

Adam Rogoff, WalkUP Roslindale member and Roslindale resident

Alan Wright, Massport CAC Representative & Rozzie Bikes member

Alexander Frieden, Brigham and Women's Employee, Boston Cyclist Union Member

Andrew McFarland, Community Engagement Manager, LivableStreets Alliance

Angela Rodriguez, Boston Cyclists Union Board Member

Ariel Yoffe, Development Associate, Best Buddies Challenge

Becca Wolfson, Boston Cyclists Union Executive Director

Bevin Lin, MIT researcher and Autodesk Employee

Brent Grinna, Founder & CEO, EverTrue, Inc. (330 Congress St.)

Bryan Bryson, Dorchester resident who bike commutes to work at MIT

Charlie Philbrook, MassBike Treasurer

Christine M. Casalini, Boston Cyclists Union Board Member

Clarissa Cooley, Harvard Medical School/MGH Faculty, South Boston resident (Seaport commuter)

Daniel Conway, Resident of Arlington, Hubway Member, BikesNotBombs & WalkBoston supporter, IT consulting, cycling to Innovation Building and Fort Point

Daniela Cardenas, Boston Cyclists Union Board Member

David Anderson, Boston Cyclists Union member, Architect, LEED AP

David Read, Boston Cyclists Union Board member

Elizabeth Graham-Meredith, WalkUP Roslindale member and Roslindale resident

Emily Stein, Safe Roads Alliance

Eric Herot, JP YIMBY and Resident of JP

Erica Mattison, DotBike and Massachusetts Vision Zero Coalition member, who bike commutes from Dorchester to Beacon Hill

Giuseppe Barbesino, M.D., Massachusetts General Hospital

Herve Excoffier, PTC employee, Rozzie Bikes member

Irene Lutts, President, Quincycles

Jaap van der Weide, Autodesk employee

Jack Arbaugh, Institute of Contemporary Art Boston, Jamaica Plain resident, Seaport bike commuter

Jack Zanini, Roslindale resident and bicycle commuter

Jacob Meunier, cycling commuter and volunteer with LivableStreets Alliance

Jamie Horgan, Hook & Loop Fabrication Studio in South Boston, resident of South Boston.

Jane Callahan, Southie resident, employed in Fort Point, member of Boston Cyclists Union.

Janine White, resident of Arlington, commutes to South Boston via Summer Street and Seaport Blvd

Jason Stockmann, Board Member, Boston Cyclists Union & Faculty, Harvard Medical School

Jenni Katajamaki, resident of Fort Point who commutes to the North End

Jennifer Jacob, Manager, Best Buddies Challenge

Jillian Wybenga, LivableStreets Alliance, resident of Somerville who rides to Seaport for recreation

Jo-Anne Wyndham, BCU & MassBike member, JP resident, bike commuter

Joe MacFadzen, musician and freelance art handler, Somerville resident, bicycle commuter

Joel A Feingold, Organizer, Ride of Silence Boston and Brookline Town Meeting Member

John Cooley, President, Chairman, FastCAP Systems Corp, Seaport, Resident, South Boston

John Donnellan, Leather District Resident and 20 year bike commuter in Boston

Jon Brideau, Executive Director, World T.E.A.M Sports

Jon Ramos, Southie Bikes, Architect, LEED AP

Jonathan Fertig AIA, CBT Architects; Chairman, StreetsPAC MASS

Joseph Poirier, Cambridge Bicycle Safety

Joshua Scheidel, Owner, Love And Mercy Salon

Kalene Brennan, Manager, Best Buddies Challenge

Katie Mayshak, Director of Development, Institute of Contemporary Art/Boston

Katy Myers, Marketing Manager, Society of Arts + Crafts

Kelsey Sack MD

Kevin O'Neill, Boston Cyclist Union Member, JP Bikes

Kirsten Martin, Director, Best Buddies Challenge

Krystian Macek, Autodesk, Inc, commuter from Winchester to Innovation and Design Building

Lauren Mattison, Brighton resident

Lilli Smith, Autodesk, Inc, Resident of North Cambridge who commutes to the Innovation and Design Building

Lisa Beatman, WalkUP Roslindale member/Mt. Hope-Canterbury neighborhood resident

Lisa Purdy, South Boston resident, Seaport bike commuter

Liza Burkin, Boston Cyclists Union member

Lynn Holmgren, LivableStreets Alliance & Dot Bike member

Marah Holland, Roxbury in Motion

Marc Theiss, WalkUP Roslindale member and Roslindale resident

Mark Tedrow, LivableStreets Alliance, Rozzie Bikes, resident of Roslindale who rides to Seaport for recreation

Mary Provenzano, Institute of Contemporary Art Boston, Watertown resident, Seaport bicycle commuter

Matt Lawlor, WalkUP Roslindale member and Roslindale resident

Michael Flaherty, Boston City Councilor At-Large

Michael Hurtado, Autodesk employee

Michaela Rudis, LivableStreets Alliance Member, Resident of South Boston

Michelle Cook, Roxbury Rides, Board member for Boston Cyclists Union, Bike commuter throughout Boston

Michelle Wu, Boston City Council President

Mike Blackwell, Bicycle Coordinator, Digital Lumens, Seaport, Boston

Milton Bicycle Advisory Committee

Nicole Sholemson, Manager, Best Buddies Challenge and Best Buddies Massachusetts

Nidhi Gulati, Program Manager, LivableStreets Alliance

Nina Garfinkle, WalkBoston Board member, South End resident, Seaport customer

Parker James, Co-Founder, Charlesgate Alliance

Pat Falco, South Boston resident

Pat Lowe, Autodesk employee

Patrick Starling, South End resident, LivableStreets Alliance Advocacy Committee member

Paula Boyer Rougny, Rozzi Bikes member

Pauline Lim, artist, musician, Director of Brickbottom Open Studios

Peter Cheung, JP Bikes

Peter Furth, Boston Cyclists Union board member and (for identification purposes) Professor of Civil and Environmental Engineering, Northeastern University

Philip Membreno, Autodesk employee

Philippe Durant, Autodesk employee

Ramzi Talhouk, Northeastern University student, LivableStreets Alliance volunteer

Randall Albright, Secretary, Charlesgate Alliance

Richard Fries, MassBike

Ryan Christman, PwC employee

Scott Mullen, BikeTalk 88.1fm WMBR and LimeBike

Shane Levi Silverstein, Institute of Contemporary Art Boston, South Boston resident, Seaport bike commuter

Stacy Thompson, Executive Director, LivableStreets Alliance

Stephen Ringlee, BCU Member and Jamaica Plain cycling commuter

Steve Miller, Board of Directors, LivableStreets Alliance

Steven Bercu, Board Member, StreetsPAC MASS; President, Boston Cyclists Union

Steven Gag, WalkUP Roslindale member and Roslindale resident

Tamika R. Francis, Community Engagement Manager, Boston Alliance for Community Health

Tatiana Klusak, Freelance Art Handler, Commuter from Brighton to Seaport

Timothy Sack, avid bike commuter to all places in Boston

Tricia Wurster MD

Tyler George, Lyft

WalkUP Roslindale

Will Jeffers, Facilities Manager, Institute of Contemporary Art/Boston. Mattapan resident/bicycle commuter to Seaport.

Dear Michael,

A more necessary sized space would be one similar to a theater recently built in Chicago, (Boston Lyric Opera has plans and specifications) that would have a large enough orchestra pit for opera, but be flexible in terms of stage and seating capacity to handle various sized needs. It is really a shame that a city with all the arts groups that Boston has does not have a modern performing arts center. The Wang is way too big for everything but rock concerts and Broadway shows that use microphones. Please check with BLO to look at a really useable modern space.

Sincerely,
Lee Perry

Dear Mr. Rooney:

I am the executive director of StageSource, a service organization for the Greater Boston and New England theater community. StageSource has hundreds of individual members, and over two hundred organizational members. We have task forces and committees that deal with several issues in the community. One of those task forces is a space task force.

The group was formed after the Factory Theatre closed in 2014, displacing several small theater companies, half of which no longer exist because of that loss. The discussion of space is ongoing. Not just performance space, but rehearsal space and office space. We also aren't discussing the needs of the small/fringe community only, but we recognize and discuss the needs of the mid sized and large organizations as well. We are discussing the entire performing arts ecology, not just theater.

We were grateful for the opportunity to host Yanni Tsipis in our office, and see the proposed spaces as they stand right now. Approximately a dozen community members attended the event, and there was great discussion.

I am writing this letter in support of the three proposed theaters in the Seaport District as part of the obligation of the developer to create cultural space. The proposed spaces would be an exciting, and much needed, addition to the Boston cultural scene.

While I understand that the management of the spaces, and the financial support of the spaces, is still being determined, I look forward to StageSource, our board, and our members being part of those conversations. Our space task force will continue to meet in the coming months, and we are posed to be a resource in this process. In order for the spaces to meet the needs of the community, and for the spaces to be maintained, there will need to be a funding stream to offset some of the costs. What that is, and how it is accessed, in addition to how the spaces are managed are all issues that we can offer solutions for, not just make demands.

In addition, I encourage WS to look at spaces that could be used as rehearsal space (conference rooms at night, warehouse space, etc) and support spaces for the arts community (office space, space for small readings, etc.) with a fresh eye, and to call on the community to come up with needs, and creative solutions.

The arts will offer a great deal to the Seaport district: a constant flow of patrons, exciting events, support for local businesses, and a source of consumer data that offers different insights to the visitors and residents of the district.

Our expectation is that this commitment to the spaces, to the arts community, and to the citizens of Boston remains strong and resolute. We look forward to continuing to be part of the process.

Please do not hesitate to contact me with any questions at [REDACTED] or [REDACTED]

Best regards,
Julie Hennrikus

Dear Mr. Rooney,

I write to comment on future plans for the development of the Boston Seaport Area, and respectfully request that consideration be given to a larger theater for the performing arts.

While I appreciate the suggestion of SEAPac, it is wholly inadequate for the needs of our own venerable and well attended arts institutions such as the Boston Lyric Opera and the Boston Ballet. This time presents a unique opportunity to set aside space and plan for homes for our performing arts institutions that enrich our city and make it a desirable place for present and future Boston area residents to build a vibrant future. It simply may not be possible in the future.

Thank you for your consideration.

Best,

David Gifford
Commercial Wharf East
Boston, MA

Dear Mr. Rooney,

I write to you as a lifelong practitioner of the arts, and a resident of the City of Boston since 2002. I have been employed as a Technical Director, Scenic Designer and Production Manager by a variety of large and small arts organizations during that time, and currently am the Director of Production at Boston Lyric Opera. In my various capacities, I have witnessed firsthand how bright, vital, vibrant yet underfunded the theatrical community in Boston is, and I have been very fortunate to be able to provide employment to hundreds of theatrical technicians over the last 15 years, as well as serving as an educator to hundreds more.

It is with that mindset and experience that I write to you in reaction to the proposed arts spaces developments at the Seaport. While I understand the desire to satisfy current performing arts requirement with the proposed SeaPAC (500 seats, 150 seats) plus the 100 seat community space, I urge you to express a commitment to a larger cultural space to be included in the remaining parcels. I am concerned with the lack of details on the operating model of the proposed SeaPAC, and fear it will only be a token gesture towards the arts community. Given Boston's rich history of supporting the arts, I firmly believe that a sizeable upgrade to the proposed PAC can keep us on the map as a premiere champion of the performing arts on the East Coast.

Should a larger space be designed (perhaps one that combines a flexible 1800 seat house which can become intimate at 600 seats, a black box and rehearsal spaces of various sizes) to anchor the side of the Seaport district opposite the ICA, it has the potential to become not only another iconic building, but a forward thinking performance space which meets the needs of audiences and performers not just of today, but of the future. Given my experience with smaller theatre, dance and opera companies in this city, I truly believe a not-for-profit larger Performing Arts Center could provide affordable homes to dozens of organizations (did you know Boston Opera Alliance counts at least 10 companies as its members?) and enrich the city's cultural life immensely. The need for state of the art, flexible performing spaces was clearly demonstrated by the cultural study undertaken by the city, and I do not believe the current proposal satisfies that need. Moreover, the positive economic impact on the Seaport Square and surrounding communities is sure to be immense, not to mention the hundreds of jobs added to the fabric of our theatrical community - local jobs, union jobs. A larger, dedicated performance space will benefit organizations as diverse as Boston Ballet, Celebrity Series, Boston Lyric Opera, Odyssey Opera, BEMF, ArtsEmerson, Speakeasy Stage Company, Company One, The Nora Theatre Company, Actors' Shakespeare Project, Opera on Tap, Boston Opera Collaborative, and those we do not yet know because they have not been formed: each of these companies at different times have struggled to find a home, in some cases for years, and to have the opportunity to celebrate their diversity in one central location will be a coup de grace.

Lastly, I firmly believe that visual arts go hand in hand with performing arts while providing enormous benefits to the community. Having a larger performing arts center would allow for more opportunities for gallery space, and the ability to show local, Boston community artists which is currently restricted mostly to SoWa opens up the Seaport Development to truly become a new Arts destination within the city of Boston like one we've never seen before. I sincerely urge you to communicate these thoughts to the developers, so we could continue a conversation with the community and enhance their plans to serve the Boston community more broadly and long-term.

Sincerely,

Anna B Labykina

Dear Mr. Rooney,

I write in support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. Boston has a long and rich history of supporting the arts and this project presents a unique and tremendous opportunity to add a new and dynamic performance arts facility to that story.

Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency are to be commended for maintaining a focus on the arts as part of this development. It is clear that the need for sufficient resources to support Boston's arts and culture community is wide and varied. I ask that the developers continue their discussions with the community and enhance their plans to create a more significant performance center to serve the arts community and the Boston community more broadly and for the long-term.

Specifically, Boston needs to have a center for opera. Boston is a significant cultural hub, and hosts one of the world's very finest symphony orchestras as well as an incredible space for their performances. Boston also has a world-class ballet company, with a home at the beautiful Opera House. Boston also has a world class regional opera company in Boston Lyric Opera, but BLO has no home. The opera house has proven, unfortunately, to be an unviable space. A major city like Boston should provide a home for all of its major performing arts organizations. I urge the city to consider providing a space acceptable for the performance of opera, which would include a house that seats far more than the 500-person limit in the theater proposed so far.

Thank you for your consideration.

Sincerely,

Donald Krishnaswami

Member, Boston Lyric Opera Orchestra

[18 Lawrence Street](#)

[Norfolk, MA 02056](#)



Dear Mr. Rooney,

We would like to weigh in on the wonderful WS Development proposal for its parcels in the Seaport. We are excited about all of the new development in our neighborhood and hope that the plans will be implemented smoothly.

We enjoyed the presentations that we have attended and it seems that the WS Development blocks have been carefully thought out.

Even though Fan Pier is not part of the WS Development parcels we are concerned about:

- Lighting on the streets and along the harborwalk. More safety rails along the harborwalk.
- Completion of the Northern Avenue bridge to handle both pedestrians and traffic. This is essential to connecting us with the rest of Boston. Currently the area around the Barking Crab and Envoy Hotel is congested and dangerous. In the interim, until a new bridge is built, this area should be improved.
- Careful development of the public spaces. We love the idea of theaters and library.
- Security for the entire seaport.

Thank you for your efforts,

Carolyn Ledewitz
Howard Ledewitz, MD
22 Liberty Drive #7G



Dear Mr. Rooney,

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As a professional violinist and member of the Boston Lyric Opera Orchestra, I imagine with enthusiasm the positive impact you would have for our arts community if you help us secure a new, large performing arts space in the Seaport District. This would allow for full-scale operas and for the larger audiences that come and are necessary to support the operatic tradition. I am sure this would create a much-needed opportunity for other Boston-area ensembles, as well as for touring artists.

There is a unique opportunity for Boston to build a larger performance space that will further the deep rooted arts organizations and traditions of our city and take us more effectively into the future. This kind of an investment would attract interest from outside the city, bringing in new audiences. The employment opportunities and artistic opportunities it would provide for those who work in the arts would spark greater economic activity.

Thank you for your consideration.

Sincerely,

Annie Rabbat
[16 Wyvern St., #2](#)
[Roslindale, MA 02131](#)

Dear Mr. Rooney,

I write in support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. Boston has a long and rich history of supporting the arts and this project presents a unique and tremendous opportunity to add a new and dynamic performance arts facility to that story.

Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency are to be commended for maintaining a focus on the arts as part of this development. It is clear that the need for sufficient resources to support Boston's arts and culture community is wide and varied. I ask that the developers continue their discussions with the community and enhance their plans to create a more significant performance center to serve the arts community.

I moved to the Boston area 11 years ago from Houston, where I was a cellist in the Houston Grand Opera and Houston Ballet. Civic leaders in the 1980s there recognized a need in the arts community to create a center with a combination of different sized halls - one large and one smaller - to serve the needs of both organizations and their various needs. The large hall is the busiest of the two by far, making it possible to stage full scale productions.

Puccini's Tosca, Boston Lyric Opera's most recently completed show, in which I participated as a cellist, was a complete success and could pave the way for a significant renewal of the company. As you know, BLO has been forced to move around to different venues and to downsize the number of operas where a full orchestra is used. Please consider being a part of the solution to our city's need for an opera-sized hall.

Boston deserves to have a high caliber opera company to serve the northeast. It's not uncommon for opera lovers to travel far and wide to see certain artists and productions, bringing in much needed tourist dollars. And the by product of creating jobs for musicians, stage hands, costumers, etc. would keep the investment right here at home.

Thanks for your consideration.

Sincerely,

Steven Laven
Cellist, Boston Pops Orchestra,
Boston Lyric Opera Orchestra,
Pro Arte Chamber Orchestra (principal),
Rhode Island Philharmonic,
Adjunct cello professor, Rhode Island College

Dear Mr. Uter,

I am writing to express my enthusiasm for WS Development plans for the Seaport District. Although not a Seaport Resident, I spend much of my free time enjoying the rich amenities, restaurants and activities.

As a homeowner living in East Boston, it is often difficult travel to the Seaport with traffic and ongoing construction. I was particularly interested to hear about WS Developments plans for a \$2.5 subsidy for water transportation services and Silver line improvements. Also, as an artist, I was interested to hear about the new performance center and the community theatre. In addition, expanding the Seaport Common and increasing pedestrian open space will indeed lead to more space for playgrounds, outdoor activities and community well being.

After attending the community meeting with the proposed updates, I believe WS Developments plans will create community-based outdoor enjoyment, and navigable areas for residents as well as visitors. I am looking forward to what this great project has in store. Thank you for your consideration.

Regards,

Elyse Weatherup

To whom it may concern,

I am writing to express my interest and support of WS Development plans for the Seaport District. I am a Boston resident and have been following the plans for the development, and after recent community meetings I am on board.

My 35 year career as a corporate flight attendant has allowed me to travel internationally and experience different cities, cultures and developments throughout the world. While the food and beverage industry is thriving in the Seaport, I welcome the plans to expand the central square area of seaport to allow for public art, playgrounds and over all community gatherings. Also, as a person extremely concerned with environmental issues, the fact that WS development is taking into consideration climate change adaptability with future buildings in the Seaport is something I commend.

WS Development has my support for Seaport plans and I look forward to what this exciting project has in store for our city. Thank you for your time.

Best,

Lynn Weatherup

Dear Michael Rooney,

I live in the seaport District. I am someone who LOVES to be able to walk in my neighborhood-in fact, although I'm a student, I also work as a dog walker, so I know the Seaport well. It needs lots of improvement. I'm writing in favor of the changes have been proposed by WS Development.

Right now, I do a lot of my walking down major streets past parking lots and abandoned lots. The proposal that I have seen from WS Development would make walking in the seaport much nicer for me and for everyone else here, too, with lots of green spaces and developed areas. I'm especially excited about the Harbor Way, which is designed for walkers and bikers. This is exactly what need!

As a young resident of the district, I would also like to see more people my age living in Seaport. The fact that this plan includes space for theaters and performance stages is huge plus, and they are also planning better pedestrian connection to South Boston. For walker like me, that is also very good news. They've also already been sponsoring free arts performances in the neighborhood and are planning more.

I hope you will support WS Development's proposal.

Thank you,

Amanda Andrade
[100 Pier 4 Blvd.](#)
[Boston, NA 02201](#)

To Whom it May Concern:

As a longtime resident of Fort Point, I have been watching the development in the neighborhood carefully for years, sadly, with a bit of disappointment and concern. However, I am very pleased with the WS Development team and their plans for the future of the neighborhood, to salvage what started to seem like a lost opportunity for Boston to create a world-class waterfront.

I appreciate their effort to support and encourage retail development in our neighborhood including new outlets launched by entrepreneurs and aspiring small business owners as this has been at the core of our neighborhood's fabric for decades. In addition, their idea to create a 'grand staircase' between Summer Street and Congress Street to better connect South Boston and the South Boston waterfront is great as it has the potential to be an iconic landmark that will give neighbors an outdoor place to connect with one another.

I love my neighborhood and I am excited by the many opportunities that their plan presents to make it even better. I look forward to seeing it all come to fruition soon!

Regards,

Heather Robb
33 Sleeper Street

Hello,

I have been a homeowner in the Fort Point for over ten years. I purchased a property over here because of I could see the potential.

I hope that you will approve WS Development's proposal for the Seaport District.

I recently attended a presentation to hear about their plans. As a resident of South Boston, I care very much about what happens in the Seaport, which in my opinion has not been very thoughtfully developed up to now.

What I am most impressed by it that they plan to bring in retail businesses and arts organizations with the goal of making the Seaport a real destination, like the South End and Back Bay. I would love to have that environment so close, and I know that many of my neighbors agree.

I also like that they are thinking about how to create a better walking environment. Right now, the Seaport is too focused on cars. The plans that WS Development shared will produce a much nicer and safer place for pedestrians.

Please let me know if you need more information, and please vote in favor of WS Development's plan.

Regards,
Kostas

Konstantinos Splagounias | Vice President

J.P. Morgan Private Bank | [50 Rowes Wharf, Floor 4, Boston, MA 02110-3339](#)

T: [REDACTED]

F: [REDACTED]

[REDACTED] | <http://www.jpmorgan.com/privatebank>

J.P. Morgan Securities LLC | JPMorgan Chase Bank, N.A.

Dear Mr. Rooney,

I am writing you today in support of WS Development's plans for the Seaport District. As a resident for almost two years, and planning to stay, I am excited about the potential businesses and cultural spaces as proposed.

I think WS has done a great job so far in its development of business and community in the Seaport.

Thank you for your consideration.

Best,

Amy Green

AMY GREEN

[REDACTED]

[100 Pier 4 Blvd. #810](#)
[Boston, MA 02210](#)

Connect. Inspire. Thrive.

To: Michael Rooney, Project Manager, Boston Planning and Development Agency

I'm writing to comment on the current proposal by WS to build a SEAPac (Seaport Performing Arts Center) that would house both a 500-seat and a 150-seat theatre, and an additional community black box theater that could seat 150.

I appreciate the efforts the City and WS have made to get us to this point, but I don't want the City of Boston to lose this important and transformative opportunity, and wind up with several smaller theaters that 1) won't fix the theater and rehearsal space problems that currently exist in Boston and 2) might be too small to be financially viable.

Boston needs a performing arts center that is non-profit, flexible for small to larger productions, and transformative.

Non-profit - Speaking as a supporter of local arts non-profits, as a subscriber to many, and as someone familiar with the financials of a couple of those groups, I can attest to the fact that Boston badly needs a non-profit performing arts space that is large enough to make performances financially viable, and not subject to the whims of commercial promoters. Mid-sized groups simply can't afford the for-profit spaces around the city, and this is a real financial hardship. The Colonial, Shubert, and Opera House would rather fill their houses with commercial road shows, leaving mid to larger organizations with limited dates to consider for their productions, even if they could afford to use the theaters. There are almost no acceptable venue choices. Not to mention the ticketing agencies these commercial houses sometimes force local organizations to use, which add yet another layer of complexity, as well as high fees for theater-goers.


Flexible - Build a theater that can be modified to seat 500 to 1,500, or even 1,800 people. These sorts of spaces do exist in other cities right now. Smaller groups who would use a 150 seat theater probably expect that they're going to get it for free, or very low cost, because they don't have much money. Which sort of leads to the question of "Who's going to keep this SeaPAC thing going as it's currently proposed?" A 1,500 seat non-profit house can be that option - financially viable for Boston's mid-sized organizations' MainStage productions. And financially viable for SeaPAC, because these mid-sized organizations will be able to pay to use the house. And at 1,800 seats it would be attractive to an occasional commercial show, a comedy show for example. (And I'm not even digging into the lack of rehearsal space around town — I'm sure you've read about organizations using empty MIT classrooms at night?)

Transformative - This is a tremendous and important opportunity to develop a property that can really move the arts in Boston forward and into the future. We are the only city of our size that doesn't have a true non-profit performance space available for non-profit organizations. We need a signature performing arts center that will serve the greatest number of arts organizations, artists, and employees as possible. The Seaport also needs to offer more to the city than high-priced condos and huge restaurants.

So I'm asking Mayor Walsh, Julie Burros and WS to keep the discussion going, and not rule out the possibility of a larger, flexible SeaPAC venue that could truly make a difference in the Boston Arts Scene and also be financially viable. A 500 seat theater won't do anything to help the venue challenges faced by some of Boston's mid-sized arts organizations as they seek to grow and expand their offerings for the citizens of the City of Boston, not to mention find the funds to continue their important outreach programs in underserved areas of the city.

The Seaport neighborhood still doesn't have a "soul." Let's finally build one!

Sincerely,
Allison K Ryder


[45 Mt Vernon St Apt 5A](#)
[Boston, MA 02108](#)

October 15th, 2017

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

Director Golden,

I am a South Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

South Boston residents today often ask us "where did the GOOD jobs in South Boston go." For generations South Boston residents made a decent living in South Boston as longshoremen, factory workers and dock workers. Now most of those jobs are gone and are being replaced by hotel jobs. We would like to see an opportunity for South Boston residents to be recruited and trained through the BEST Hospitality Training Center (HTC) for these new hotel jobs. Dick Galvin pioneered this program at the aLoft and Element hotels in South Boston. That Agreement between Mr. Galvin and the HTC allowed for the HTC to work with the Developer and the South Boston community in targeting recruitment and training for the future on-site hotel jobs.

We applaud Dick Galvin as well as the upcoming Hyatt, Omni, Yotel, Hampton Inn & Homewood Suites hotels here in the Seaport for partnering with BEST Hotel Training Center and their labor partner Local 26. We also echo the sentiments of St. Vincent Lower End Neighborhood Association (SVLENA), Julie's Learning Center, South Boston Citizens Association and South Boston En Accion (see attached) and countless others who would like to see the type of partnership established at the aLoft and Element hotels replicated at the new hotel developments in South Boston.

Sincerely,

Ronald Piers
162 West 7th Street
South Boston, MA 02127

October 15th, 2017

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

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Sincerely,

Matthew Arpin
921 East 4th Street
South Boston, MA 02127

October 15th, 2017

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

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Sincerely,

Sean Dooley
534 East 3rd Street
South Boston, MA 02127

October 15th, 2017

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

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Sincerely,

William Keating
158 O Street
South Boston, MA 02127

October 15th, 2017

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

Director Golden,

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Sincerely,

James Donovan
351 West Second Street
South Boston, MA 02127

October 15th, 2017

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

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Sincerely,

Conor Flaherty
84 Orton Morrotta Way
South Boston, MA 02127

October 15th, 2017

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

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Sincerely,

Harry Minucci
894 East Broadway
South Boston, MA 02127

October 15th, 2017

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

Director Golden,

I am a South Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

South Boston residents today often ask us "where did the GOOD jobs in South Boston go." For generations South Boston residents made a decent living in South Boston as longshoremen, factory workers and dock workers. Now most of those jobs are gone and are being replaced by hotel jobs. We would like to see an opportunity for South Boston residents to be recruited and trained through the BEST Hospitality Training Center (HTC) for these new hotel jobs. Dick Galvin pioneered this program at the aLoft and Element hotels in South Boston. That Agreement between Mr. Galvin and the HTC allowed for the HTC to work with the Developer and the South Boston community in targeting recruitment and training for the future on-site hotel jobs.

We applaud Dick Galvin as well as the upcoming Hyatt, Omni, Yotel, Hampton Inn & Homewood Suites hotels here in the Seaport for partnering with BEST Hotel Training Center and their labor partner Local 26. We also echo the sentiments of St. Vincent Lower End Neighborhood Association (SVLENA), Julie's Learning Center, South Boston Citizens Association and South Boston En Accion (see attached) and countless others who would like to see the type of partnership established at the aLoft and Element hotels replicated at the new hotel developments in South Boston.

Sincerely,

Ed Bonsu
675 East 4th Street
South Boston, MA 02127

October 15th, 2017

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

Director Golden,

I am a South Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

South Boston residents today often ask us "where did the GOOD jobs in South Boston go." For generations South Boston residents made a decent living in South Boston as longshoremen, factory workers and dock workers. Now most of those jobs are gone and are being replaced by hotel jobs. We would like to see an opportunity for South Boston residents to be recruited and trained through the BEST Hospitality Training Center (HTC) for these new hotel jobs. Dick Galvin pioneered this program at the aLoft and Element hotels in South Boston. That Agreement between Mr. Galvin and the HTC allowed for the HTC to work with the Developer and the South Boston community in targeting recruitment and training for the future on-site hotel jobs.

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Sincerely,

William Ahern
618 East 7th Street
South Boston, MA 02127

October 15th, 2017

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

Director Golden,

I am a South Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

South Boston residents today often ask us "where did the GOOD jobs in South Boston go." For generations South Boston residents made a decent living in South Boston as longshoremen, factory workers and dock workers. Now most of those jobs are gone and are being replaced by hotel jobs. We would like to see an opportunity for South Boston residents to be recruited and trained through the BEST Hospitality Training Center (HTC) for these new hotel jobs. Dick Galvin pioneered this program at the aLoft and Element hotels in South Boston. That Agreement between Mr. Galvin and the HTC allowed for the HTC to work with the Developer and the South Boston community in targeting recruitment and training for the future on-site hotel jobs.

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Sincerely,

Kevin Weeks
550 East 7th Street
South Boston, MA 02127

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

We recently became aware that the BEST Hospitality Training Center has submitted a letter to you stating that they are happy to partner with a developer in exercising a "Jobs Creation Option" for the Seaport Square hotel(s) and go on to say that *"BEST has an excellent relationship with David Leatherwood of Norwich Partners who is ready to lease or buy the proposed hotel(s) on site and include a training center for individuals with Down syndrome as well as others traditionally shut out of the hospitality industry as part of his proposal."*

We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Christopher Clifford
1 Gardner Place
West Roxbury, MA 02132

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Quincy Wilson
132 Marella Street
Roxbury, MA 02119

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Marcus Mitchell
22 Florida Street
Dorchester, MA 02124

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Mark Greene
61 Saxton Street
Dorchester, MA 02125

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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Sincerely,

David Evans
46 Gleason Street
Dorchester, MA 02121

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Matthew Potter
224 Boston Street
Dorchester, MA 02125

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Sly Watkins
67 Fermoy Heights Ave
Dorchester, MA 02124

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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Sincerely,

Lorenzo Prifti
33 Howell Street
Dorchester, MA 02125

October 15th, 2017

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

Dear Director Golden,

I am a Boston resident writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

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Sincerely,

Gerone Powell
23 Southmere Road
Dorchester, MA 02124

October 15th, 2017

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

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Sincerely,

Jeremy Wood
39 Atwill Road
West Roxbury, MA 02132

October 15th, 2017

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

Dear Director Golden,

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Sincerely,

Bernard Johnson
120 Humbolt Ave
Dorchester, MA 02121

October 15th, 2017

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

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Sincerely,

Michael Ferrara
36 Lenoxdale Street
Dorchester, MA 02124

October 15th, 2017

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

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Robert Hussey
3 Pleasant Street
Dorchester, MA 02125

October 15th, 2017

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

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Sincerely,

Greg Pimental
39 Westminster Avenue
Hyde Park, MA 02136

October 15th, 2017

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

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Sincerely,

Gerald Hulum
34 Messinger Street
Mattapan, MA 02126

October 15th, 2017

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

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Sincerely,

Desmond Roach
258 Westville Street
Dorchester, MA 02122

October 15th, 2017

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

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Sincerely,

Shayne Osborn
35 Onley Street
Dorchester, MA 02121

October 15th, 2017

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

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Sincerely,

Marcia Williams-White
120 Thornton Street
Roxbury, MA 02119

October 15th, 2017

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

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Sincerely,

Alphonso Beasley
159 Howard Ave
Dorchester, MA 02125

October 15th, 2017

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

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Sincerely,

John Britt
20 Mascott Street
Dorchester, MA 02124

October 15th, 2017

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

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Sincerely,

Dawan Glover
25 Radcliff Road
Dorchester, MA 02124

October 15th, 2017

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

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Sincerely,

Franzy Joseph
144 Cummings Highway
Roslindale, MA 02131

October 15th, 2017

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

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Moises Almanza
679 Washington Street
Dorchester, MA 02124

October 15th, 2017

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

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

David Brown
10 Hammond Street
Boston, MA 02120

October 15th, 2017

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

Dear Director Golden,

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We encourage you to make this dream of ours a reality. Thank you for your consideration.

Sincerely,

Andy Durity
30 King Street
Dorchester, MA 02124

To: Michael Rooney

I am a resident of the Seaport district, and work in the financial services sector. I recognize that the Seaport neighborhood is a work in progress, and am pleased with the most recent proposal for the Seaport that's been put forward by WS Development.

The WS plan proposes new open spaces both in the heart of the neighborhood and along the Harbor. Programming for outdoor activities along Harbor Way, and access to small restaurants, is an important element on the weekends in the city.

In the cold months, indoor activities at the arts center and cultural facilities will make a huge difference, in addition to the existing movie theatres and bowling center.

It's all about increasing the level of activity, the availability of seasonal programming, and plenty of creative retail within walking distance –more options right here in the neighborhood. And providing easier access to abutting neighborhoods in Chinatown and South Boston.

This neighborhood represents a big opportunity for Boston. The WS plan pays attention to big ideas like public spaces and programming, while also delivering attention to smaller-scale details which will make this area even more desirable.

Sincerely,

Doug Clendinin
100 Pier 4 Blvd.
Boston, MA

Martin Sokoloff
Chuck Redmon
Alex Krieger

188 Rawson Road
Brookline, MA 02445



October 27, 2017

Michael Rooney, Project Director
Boston Planning & Development Agency
One City Hall Square
Boston MA, 02201

**Re: Supplemental Information Report, 9-12-2017
for the Seaport Square Project,
filled by W&S Development**

Dear Mr. Rooney,

We are a group of Urban Design Professionals who have long practiced in the Boston area and who have followed the evolution of the Seaport District over its lifetime. As interested observers we retain a critical overview of what is actually built, or proposed to be built. We are using this opportunity to submit comments on the very significant Project being Proposed for the Seaport District by W&S Development.

We think that it is both important and critical since it concerns the last remaining Parcels, not yet Permitted, in the open area of the District. Decisions made in regard to this Proposal will shape the nature and functionality of the District for the foreseeable future, and must be done to the highest standard possible. While we applaud the notable efforts by the Proponent to be forward thinking, aware of good design and responsive to input from the community, we have some serious concerns about the underlying formation of the Plan that we believe must be assessed prior to the issuance of an approval. It is our hope that you will agree with the comments and incorporate them, *as needing further specific study*, in the Scope of Conditions that you will require of the Proponent.

Please find the comments on the following pages. They are organized into 3 parts: Transportation, Open Space, and Views. We have provided Graphics to help illustrate our points.

We wish to express our appreciation for the opportunity to provide these comments and look forward to the best outcome for the District.

A. Transportation

1. Silverline:

The NPC Scope required that the Proponent address the question of how they will handle the increased ridership on the Silverline that is attributable to their Project, because the NPC showed an increase in total building build-out, a reduction in the amount of parking, and an increase in the assumed Mode Split - which allocated 66% of the trips generated to Public Transportation – the bulk of which would utilize the Silverline. The question also addresses the Obligation included in the Certificate of Approval of the FEIR, by MEPA, in 2010. This required that a study be conducted by the Proponent that responded to the Comments by MassDot relative to the traffic conditions and the effect on Silverline Operations at the time of the last stage in Development – which is now.

In the Draft Supplement Environmental Report (DSEIR), the Proponent developed a graphic (fig 3-2) that displayed the daily average ridership for the full-build condition and included existing and projected ridership, as well as the ridership attributable to this project. It showed that in both the a.m. and p.m. peaks, there was more demand than the planned capacity of the Silverline, even for the “crush limit” that the system can tolerate. However, when these capacity limits were raised the demand did not exceed the revised capacity.

So, how were these limits raised? The Proponent does not provide a method, or quantify the effects of any Mitigation; instead the reader is referenced to the “The South Boston Waterfront Sustainable Transportation Plan” (SBWSTP) and the DSEIR. The Proponent states that they assume that the recommendations of the SDWSTP would be implemented and hence result in this increased capacity. The most significant of these actions is the Grade Separation of the Silverline and D Street.

This position is not “in evidence”. And, therefore, the Proponent is Not Responsive and should not receive approval of this Proposal until the State has concluded that it will commit to this vital piece of Infrastructure in a timeframe that is consistent with the rate of occupancy of the buildings. Nonetheless, we support the Proponents goal and therefore request that this matter immediately be brought to the attention of the State Secretary of Transportation for a determination.

2. New Harbor Street

The NPC and the DSEIR both present a Master plan based on the elimination of a Street which was included in the FEIR approved in 2010 – New Harbor Street. This street connected Summer Street, midway between East Service Road and Boston Wharf Road (West Service Road), proceeded north and teed into Autumn Lane, making the roughly 24-foot vertical grade change prior to meeting the grade of East Service Road and Boston Wharf Road. However, the version of the Street that was studied in the Traffic Report included a ring road just north of Summer Street, designed to make it a local use street and discourage thru movements. The Traffic analysis showed this street as having a very low throughput and therefore has no significant influence on the overall Traffic Network’s performance. However, it also showed that in the Future Full-Build Scenario there were numerous failures (LOS F) at virtually all of the intersections along the Congress Street & D Street Corridors.

We understand that the occurrence of the Failures on these Corridors is the result of the fact that there is no other North-South connection between Summer Street and Congress Street, or Seaport Boulevard. Therefore, all traffic heading to or from the I-90 Interstate Ramps must use these Corridors, and the continued concentration of traffic creates this inevitable result.

We strongly recommend that a study be done that includes New Harbor Street designed as an integrated and functional component of the Network. If the inclusion of this new Street results in improved overall traffic distribution, and therefore better Network performance. then the proposed elimination of the Street should be denied. A study like this has never been conducted. It would be a substantial oversight if this opportunity were not investigated. This Proposal should not receive approval until the State has concluded whether this vital piece of Infrastructure provides a significant benefit to the future of the district.

B. Open Space

The proponent has, in total, provided a considerable amount of Open Space, but in a scattered and diverse fashion. We would now like to consider this issue in the context of a functional New Harbor Street. This provides an alternative to the now proposed pedestrian oriented Harbor Way and creates many of the virtues the Proponent has promoted for this piece of the Public Realm. As a city street it would:

1. Provide a Pedestrian path to the Harbor.
2. Provide the inherent Safety of a “normal” street, particularly at night.
3. Strengthen the ties between Summer Street and the streets to the North, including Seaport Boulevard - it would expand the community.
4. Establish that the street-level view, from Summer Street to the Harbor, is maintained as “Open” so as to see the Harbor.
5. Promote Pedestrian enhancements along its pathway in the manner of the Proposal.
6. Enable the creation of safe bicycle lanes in the carriageway without mingling with Pedestrians, providing a link in the bicycle routing not included in the current approach.

In addition, to facilitate the creation of improved sunlight conditions and to provide a more significant Open Space, we recommend that there be no structure on Parcel L6. (As shown in the Shadow Studies for the Winter months (part of the NPC), Harbor Square is in shadow 100% of the time.) The Open Space could house outdoor Public uses on the sunny eastern side of New Harbor Street. The bordering Buildings on Parcel’s L-3&4 could house related Public Use functions, such as the Proposed Theaters. It should incorporate a Landscaped Grade change made up of slopping sidewalks and steps in a manner that is ADA compliant, which could be designed as the literal edge of “Seaport Hill”. The space collectively defined will be a large Urban space whose visual containment extends to include Congress Street and portions of East Service Road. It will provide a significant and memorable space in the inland portion of the District that is highly visible from the surrounding areas. (*see dwgs. 1,2&3*)

C. Views

We have observed that portions of the District look and feel too crowded, and that the uniformity of height created by the FAA ceiling cone contributes to the sense of being “overly dense”. We are very concerned that the Massing proposed for Parcels L-5 & 6, along Congress Street, and Parcels N and P along Summer Street, collectively creating Harbor Way, will result in another such area.

The Principle that effects the sense of an area being overbuilt is the diminishing of Views and of the sky. This waterfront Peninsular, which once enjoyed broad panoramic views of the Harbor and Channel, has been reduced, inevitably, by Buildings. Fortunately, planning had established North-South View Corridors, and Seaport Boulevard and Summer Street inherently establish broad, long range views East and West. However, the proposed Massing appears as a blocking wall when viewed from Summer or Congress Streets, at almost any point along their lengths.

We are suggesting an Alternative Massing for Parcels 5,6, N&P that is responsive to the value of views and which is formed by consideration of the following specific points: (*see dwg. 3*)

1. The Westerly Viewshed

The orienting views of the Towers of the Downtown will be essentially eliminated by the proposed massing and height of the Buildings on Parcels L -5 & 6. The portion of Congress Street that runs from D Street towards B Street and continues in an “S” curve to Boston Wharf Road will lose all of this view; the Public Realm will lose the value that this vista provides.

There has been much discussion about the importance of locating a Supermarket in some part of the District convenient to the growing population. We strongly support the inclusion of numerous program elements to make this a thriving Community. In the context of the Alternate Massing that accompanies New Harbor Street, Parcel 5 would seem like an ideal location. It would have the advantage of 2 levels of street access; it could separate Service Facilities below the 2nd Level (Summer Street) and maintain Pedestrian Entry at the higher Level. It could have parking and a vertically connected Food pick-up at the Lower Grade. It could be a large well designed, interesting “box” of relatively low height. Together with the elimination of the Building on Parcel 6, a considerable portion of the viewshed would be retained. (*see dwgs. 4&5*)

2. The Easterly Viewshed

When first constructed, Congress Street ran in a straight line, at grade, across the recently filled land of Commonwealth Flats. In approximately 1900, Congress Street was discontinued just east of A Street, and the Right of Way utilized to house the construction of an elevated Summer Street, which allowed for the passing of rail lines to the north and south. As a result of this history, the Easterly view on Congress Street continues through to Summer Street, although it is partially blocked by Ventilation Building Number 5, constructed by the CAT Project. One does, however, see the roof and Marque of the BCEC, which at night is quite exciting. The currently proposed massing of the Seaport Square Project, on Parcels N and P, fully blocks this view. Both the history and the dynamism of the intersecting space will be lost and the Public Realm will be deprived of an aspect of its character. (*see dwgs. 6&7*)

Summary

To Protect and Enhance the Public Realm of the District we make the following recommendations:

1. The Proponent should not receive approval of this Proposal until the State has concluded that they will commit to the Grade Separation of the Silverline at D Street (T|D), in a timeframe that is consistent with the rate of occupancy of the buildings.
2. We recommend that a study be done that includes New Harbor Street designed as an integrated and functional component of the Network in order to demonstrate the potential benefit to the District. The Proponent should not receive approval until the State has concluded whether this piece of Infrastructure provides significant benefit to the future of the district. Both of these Transportation issues should be brought to the attention of the State Secretary of Transportation.
3. We recommend an Alternative Massing for Parcels 5&6, and for N and P, that is responsive to the importance of views and is formed by consideration of Viewsheds in the Easterly and Westerly direction.
4. We recommend that a significant Open Space be created in conjunction with the creation of New Harbor Street.

Thank you again for the opportunity to comment on this significant and vital project.



Martin Sokoloff
Architect and Urban Designer (retired)



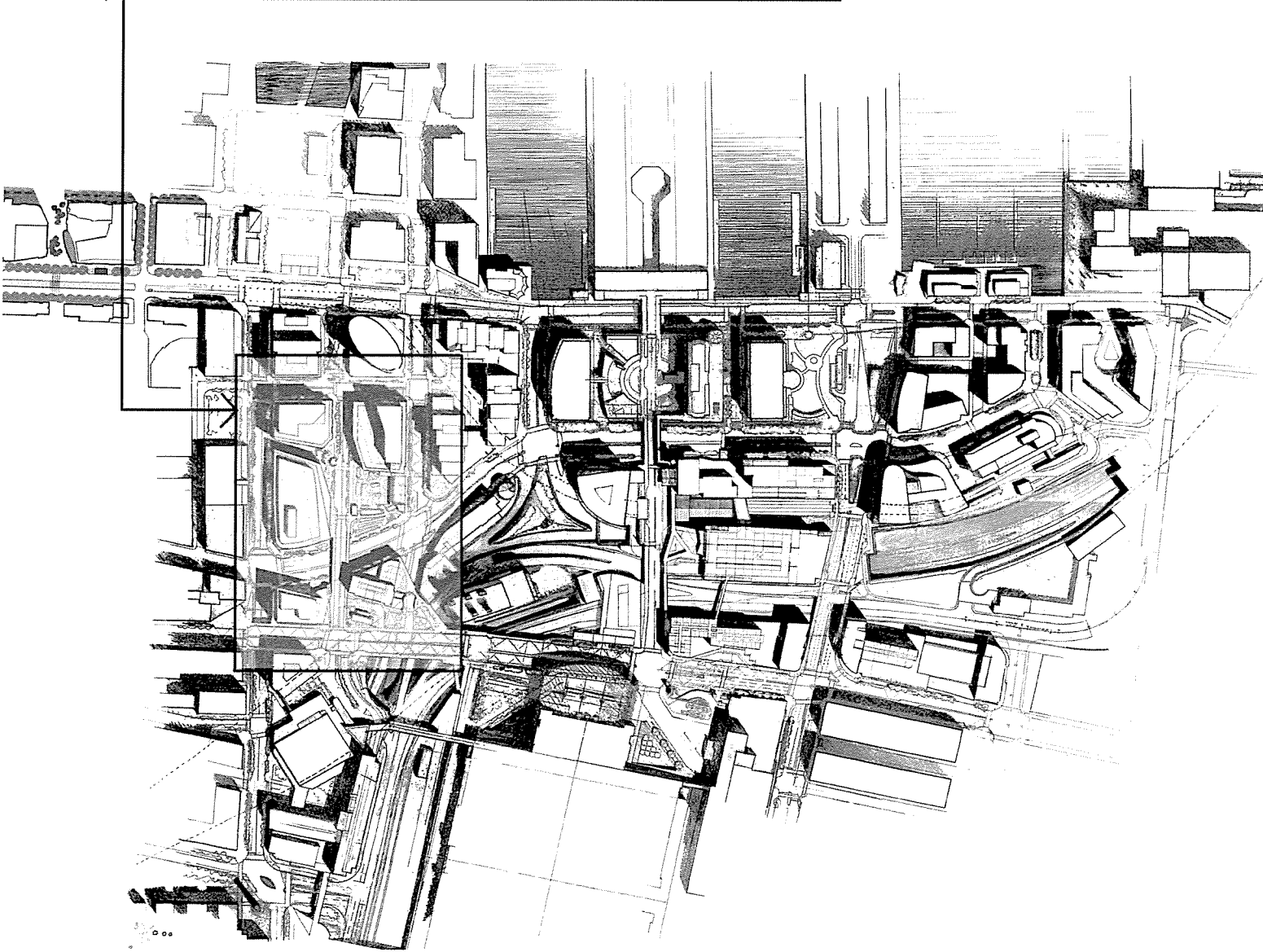
Chuck Redmon, FAIA
Architect and Urban Designer (retired), former President of the Boston Society of Architects



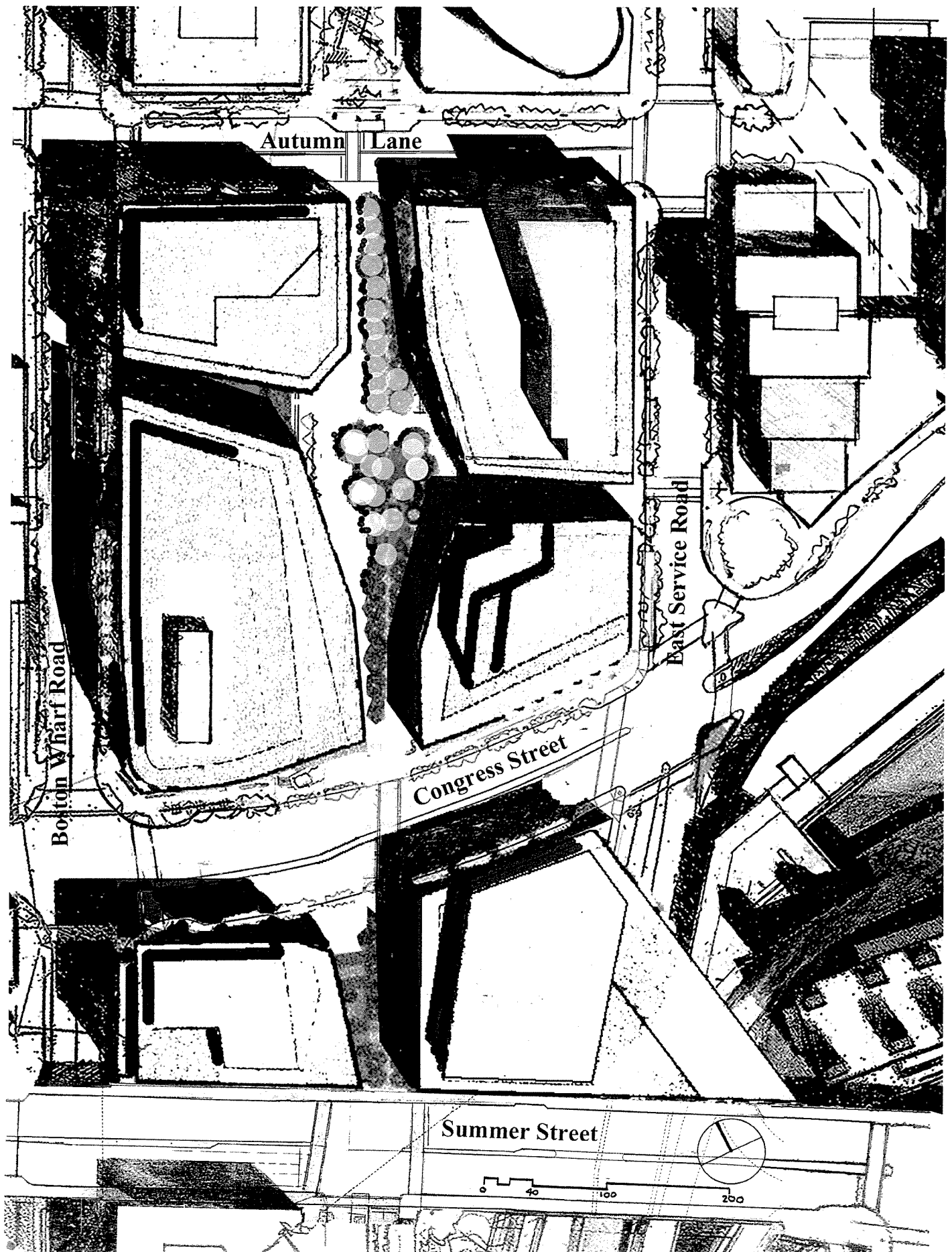
Alex Krieger, FAIA
Architect and Urban Designer, Former Chair, Department of Urban Planning & Design, Harvard GSD
U.S. Fine Arts Commission

Illustrative Plan of the Core Area - Seaport District

See dwg. 2 for W&S proposed Harbor Way
See dwg. 3 for Alternative New Harbor Street, Massing and Open Space



Update August 2017
w/ Parcel D-2 & SBTC
and Seaport Square NPC w/ New Harbor Street
Sketch Plan: South Boston Waterfront Illustrative - Core Area January 2016
1" = 100' N/A



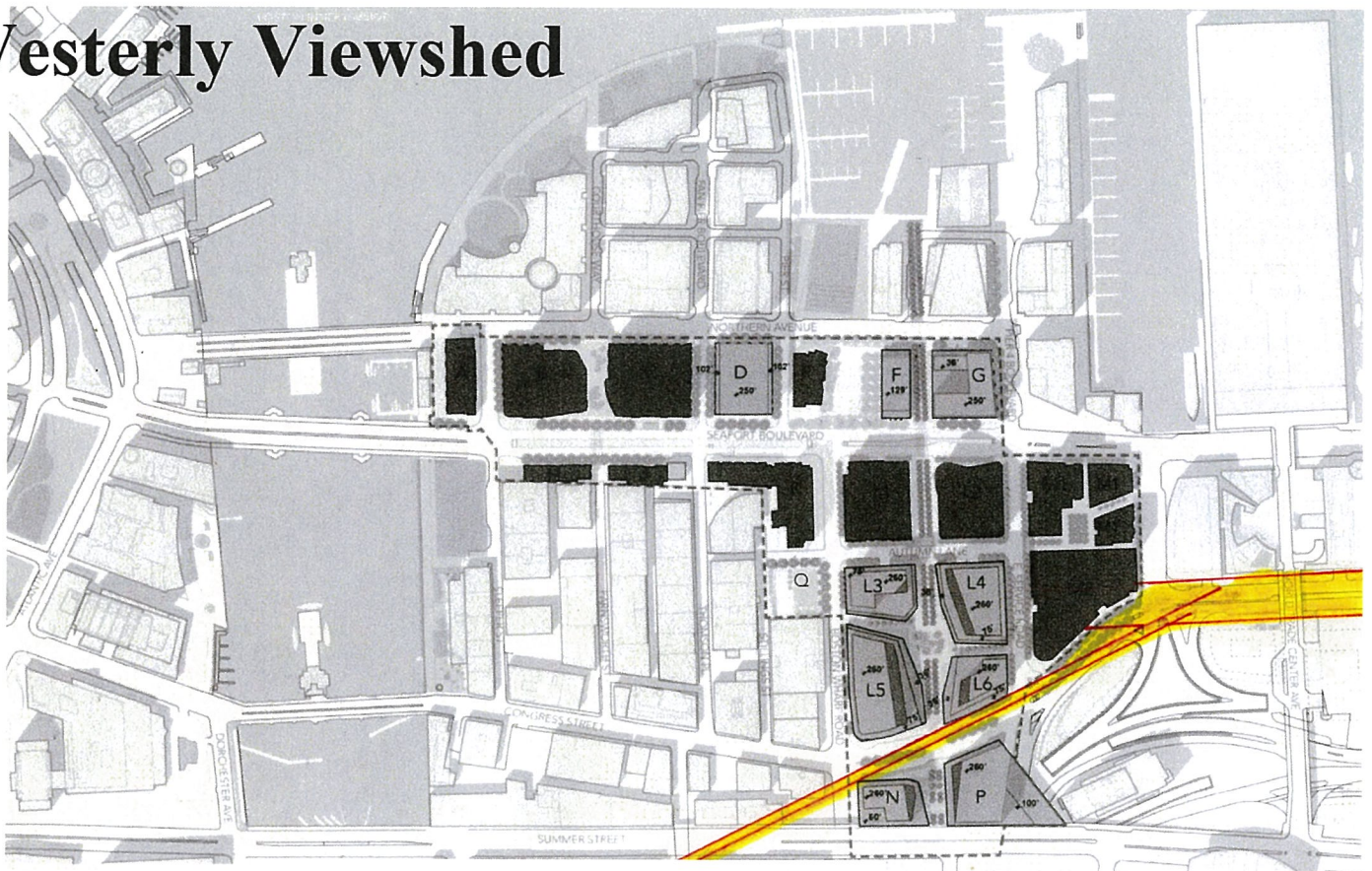
Seaport Square Plan - NPC submitted by W&S

(dwg. 2)



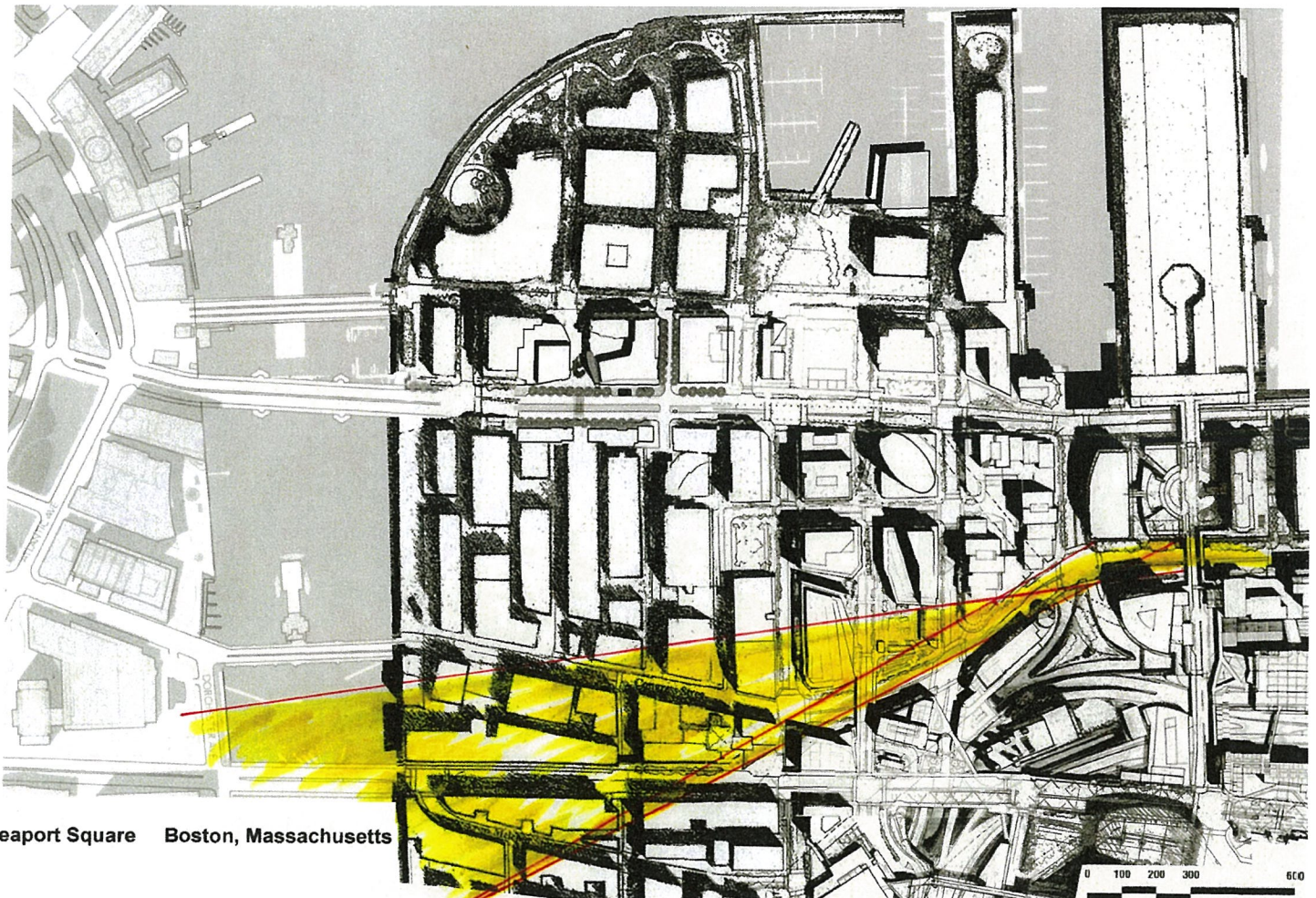
Alternative Plan w/ Integrated New Harbor Street

Westerly Viewshed



SEAPORT as Proposed by W&S, NPC (fig. 1-28)

w/ Westerly Viewshed on Congress Street



Seaport Square Boston, Massachusetts

SEAPORT Overlaid w/ Alternative Urban Design Plan

w/Westerly Viewshed on Congress Street

(dwg. 4)

Westerly Viewshed



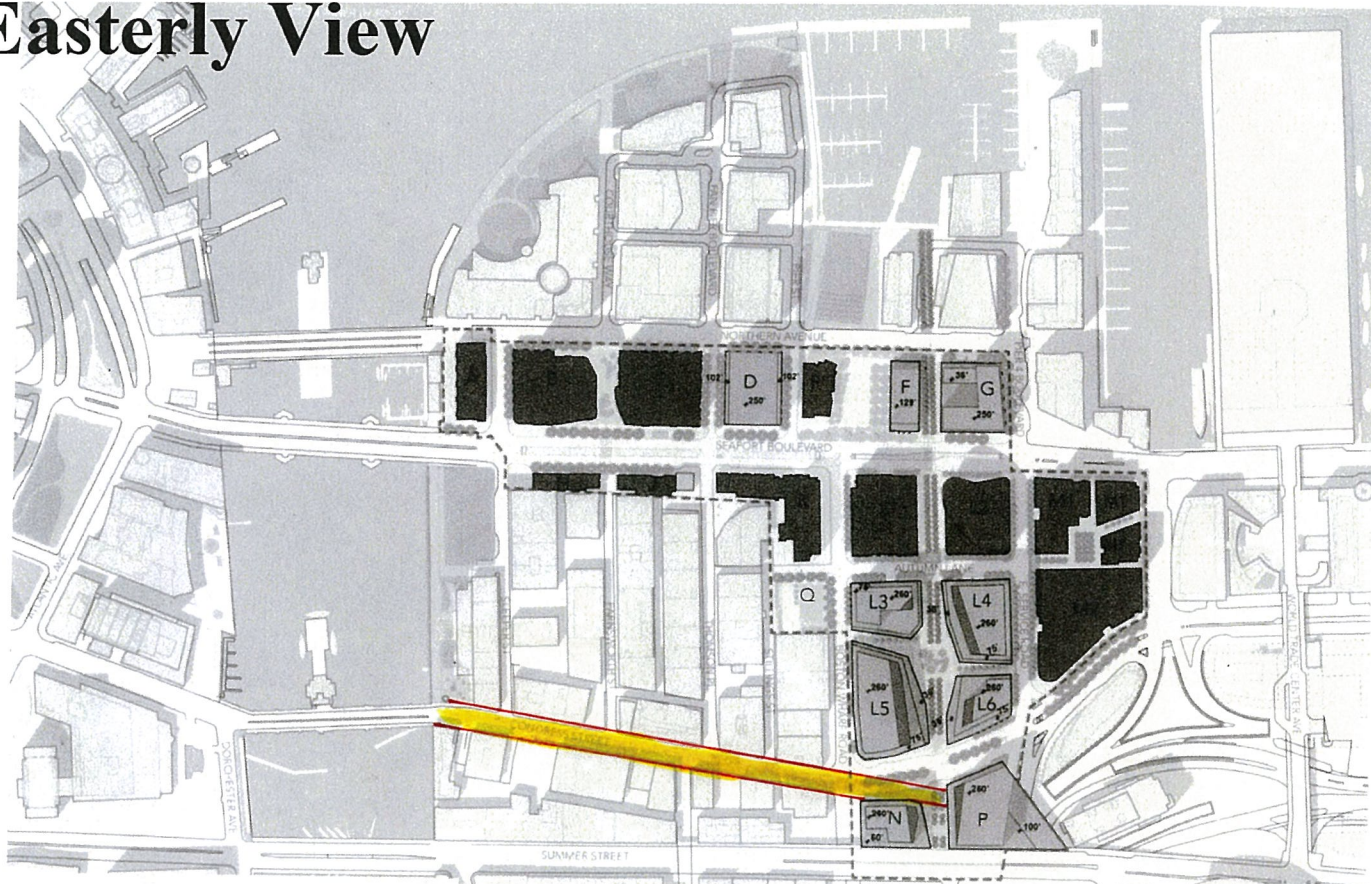
View of Congress St. and Parcel M - taken from World Trade Center Avenue Parcel A-2; Parcel Q
drawn over image by KPF November 2015 and Parcels L-1, L-4, P and N of the Seaport Square Project



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

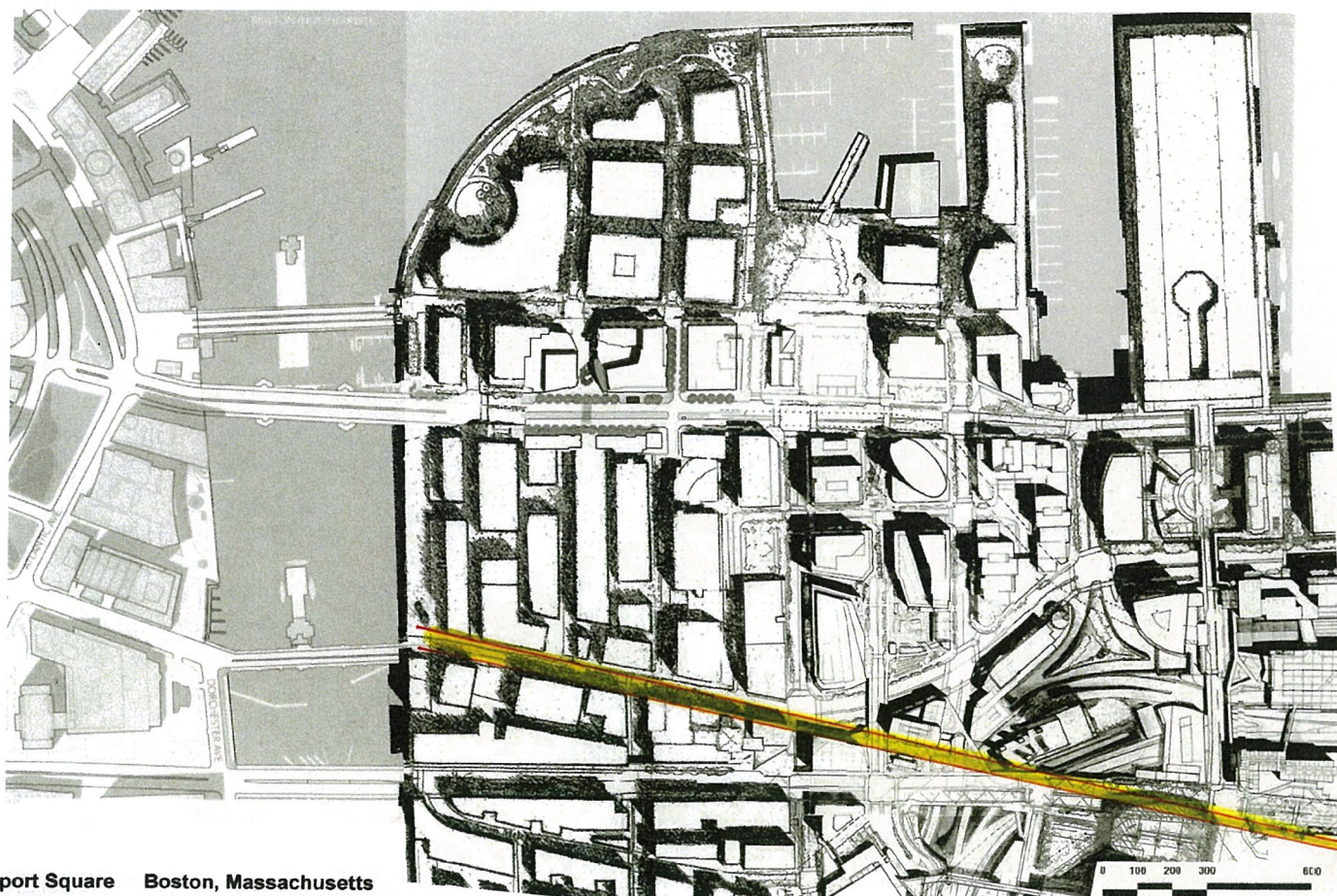
*w/MPA Parcels A-2; and Parcel Q on the south
 and Alternative for L-5&6, Seaport Square on the north*

Easterly View



SEAPORT as Proposed by W&S, NPC (fig. 1-28)

w/Easterly Viewshed on Congress Street



Seaport Square Boston, Massachusetts

SEAPORT Overlaid w/ Alternative Urban Design Plan

w/Easterly Viewshed on Congress Street

(dwg. 6)

Easterly View on Congress Street





"Arts Everywhere"

TELEPHONE 443.808.1215

EMAIL: Contact@BrownBoxTheatre.org

WEBSITE: www.BrownBoxTheatre.org

October 27, 2017

Michael Rooney, Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney:

I am writing to you on behalf of the Brown Box Theater Project, a group I founded in 2010 to present high-quality theater in communities around the country. We are a Boston-based organization and have been fortunate to mount 11 productions in the area, including along the Fort Point Channel as a part of the Watersheet Activation Program. We have been watching the development of the Seaport and have become familiar with the proponent, WS Development. All of us at Brown Box recognize the challenges currently facing small and mid size theatres in the Boston Theatre Scene and are intrigued by the WS Development proposed project. We worked with WS this past year to secure outdoor rehearsal space in the Seaport. Based on our recent collaboration, it seems that this type of openness to performing arts events is something they value – the beginning plans for this project seem to support this as well.

As a small theater group, we are constantly on the lookout for available, affordable venues for rehearsals and performances. In Boston, these spaces are incredibly hard to find. My organization would surely benefit from the *fully realized* commitment WS Development has made to create multiple new performing arts facilities, each with smaller, more flexible venues that lend themselves well to small groups such as ours. We also are excited about the outdoor spaces that will be created in the neighborhood. The fact that these spaces will be designed with events in mind – with accessible power and AV, street furnishings designed to adapt to performance uses, etc. – will enable groups such as ours to mount performances easily and less expensively.

We are thrilled to see the direction that the Seaport is heading, and hope that the BPDA will do what it can to support this exciting project while also making sure that WS Development follows through with its entire commitment, and that they actively and regularly engage with



"Arts Everywhere"

TELEPHONE 443.808.1215

EMAIL: Contact@BrownBoxTheatre.org

WEBSITE: www.BrownBoxTheatre.org

the arts community as the plans develop and the project comes to fruition. Development of property to serve the arts without the involvement of those who will ultimately use the space will not lead to the desired benefits WS Development or the BPDA seek to foster. Both the design and management plans (how these spaces function once open) will be benefitted by engaging with the theatre community, and with that engagement, I believe this project will be beneficial to our arts community, as well as the neighborhood as a whole. I look forward to ongoing discussions between the BPDA, WS Development, and Brown Box, among other theatre companies, to make the Seaport a thriving destination that embraces the arts as an integral thread to the fabric of this new neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle Taustin".

Kyle Taustin

Artistic Director, Brown Box Theater Project

[REDACTED] | [REDACTED]



Hemenway
& Barnes LLP

75 State Street
16th Floor
Boston, MA 02109-1466
t 617 227 7940
f 617 227 0781
www.hembar.com

Michael J. Puzo
Direct Dial [REDACTED]

October 27, 2017

By E-Mail and Mail michael.rooney@boston.gov

Trustees
Counselors at Law
Mr. Michael Rooney
Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

It's been said in many ways for many years: The arts are good for business and for the growth and livability of communities across the country. Today, we have an unprecedented opportunity in Boston's Seaport to build a signature, state-of-the-art performing arts space, one that will boost the area's economy and keep the neighborhood thriving for generations to come.

We are grateful to Mayor Walsh, the City of Boston, and the BPDA for maintaining the arts as an essential element of Seaport Square. The good steps already taken to bring arts and culture to the Seaport must be protected – but with some additional strategic visioning, we can enhance the current commitment by simultaneously expanding its scope into a signature cultural space that will support many more members of the cultural community and become a gathering place for Bostonians, as well as the envy of cities worldwide.

An expanded Seaport Performing Arts Center – one which includes a larger hall capable of accommodating opera, ballet, music concerts, civic space and other larger-scale events – will become a destination in the heart of Boston. It will encourage thousands of new people each week to come to the area, shop in its stores, dine at its restaurants, and take advantage of its public spaces and performances.

With proper thought and planning, such a space can also serve as a community center – a living room of sorts for the people who live and work in the Seaport. There are plenty of examples of how schools, businesses, community groups and other constituents of an area make a public place into a hub of social, municipal, educational and neighborhood activities. The same facility that hosts a ballet one day can host a college commencement ceremony the next, a vibrant open lobby space that gives hospitality to pre-show audiences one night, can be

Mr. Michael Rooney
October 27, 2017
Page 2

the place where, over a cup of coffee earlier that day, a young start-up business develops its million-dollar idea.

When developers think beyond fulfilling a requirement, and instead allow plans for a vibrant place to germinate and take shape, an entire community can benefit. As Chairman of the Board for Boston Lyric Opera, as a businessman and an avid consumer of the arts in the city, and as an active member of town government in Greater Boston, I urge the City, the BPDA and WS to work with the community with the shared goal of making the Seaport Performing Arts Center a truly visionary space that shows who we are as a regional cultural force.

Thank you for your consideration.

Very truly yours,


Michael J. Puzo



October 27, 2017

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

RE: Seaport Square Supplemental Impact Report

Dear Mr. Golden,

Seaport TMA is pleased to submit comments on the Supplemental Impact Report (SIR) submitted as part of the Notice of Project Change (NPC) for the Seaport Square project. As stated in our previous letter in support of the NPC dated March 27, 2017, 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. We commend the project Proponent for thoughtfully incorporating many of the comments from the City of Boston and other stakeholders made in response to the NPC into the SIR. The commitments made in the SIR to fund transportation improvements and subsidize transit operations are critically important as we collectively work to address the transportation challenges facing the South Boston Waterfront.

Seaport TMA is a Transportation Management Association representing 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 SIR contains numerous enhancements to the transportation plans and commitments originally detailed in the NPC. Seaport TMA would like to highlight the following new commitments made in the SIR:

The Proponent will commit up to \$50,000 to fund a Silver Line future capacity study to be conducted by the Proponent prior to the occupancy of the first building to exceed the square footage approved as part of the 2010 Project approvals.

Recognizing that the recommendations of the capacity study are long-range, District-wide improvements, the Proponent will commit up to \$100,000 in matching funds to assist with these system improvements, committed at the time the NPC Project's build-out exceeds the approved gross floor area of the 2010 Project, once the planned capacity improvement recommendations have been made.

Silver Line capacity constraints are perhaps the most critical mobility issue facing the South Boston Waterfront. The Silver Line is, and in all likelihood, will always be the primary transit gateway in and out of the waterfront. The Silver Line already operates at crush capacity during the AM and PM peak, with no definitive plans to expand the fleet and add capacity.

The 2015 *South Boston Waterfront Sustainable Transportation Plan* identifies the need to “develop a comprehensive and systematic set of improvements to expand the capacity and quality of operations on the Silver Line is the most important transit investment for the future of the Waterfront. It is critical that the specifications for new Silver Line vehicles address the long-term capacity needs of the Waterfront and the adjacent neighborhoods. A minimum of 60 vehicles would be required to achieve an average 45 second headway.” To date, this analysis has not been conducted. We encourage the project proponent to direct mitigation funds towards this effort.

The Proponent will commit up to \$25,000 in matching funds to assist with a District-wide study of potential bus route improvements and/or BRT corridors on Congress Street, Summer Street, Seaport Boulevard, and/or Northern Avenue, committed at the time the NPC Project's build-out exceeds the approved gross floor area of the 2010 Project.

We commend the Proponent for supporting efforts to look at the potential for BRT service in the South Boston Waterfront. The Summer Street corridor in particular could hold promise as a future BRT corridor. While further analysis is required to assess its feasibility, a study of BRT on Summer Street could present the opportunity to develop a new high-capacity transit service that could take ridership pressure off of the Silver Line while offering an improved level of service for transit users riding between South Boston, South Station, and Logan Airport.

The Proponent is prepared to commit \$250,000 a year for 10 years for operating subsidies for the North Station Water Shuttle, specific capacity enhancing Silver Line operational improvements agreed to with MassDOT, or in the absence of the shuttle beginning operation or such Silver Line improvements coming online prior to the time the NPC's Project's build-out exceeds the approved FAR of the 2010 Project, then \$250,000 per year for mutually agreed upon other operationally related improvements for the succeeding 10 years.

Seaport TMA commends the Proponent for their commitment to directly fund much-needed transit enhancements in the South Boston Waterfront. Water ferry service and Silver Line service improvements have been identified by Seaport TMA and its members as the two most critical transportation improvements necessary to improve mobility in the waterfront.

Water ferry service between North Station and the Seaport was identified in the *South Boston Waterfront Sustainable Transportation Plan* as a much-needed enhancement to the transportation network, and would offer the dual benefits of both offering a direct and efficient transit connection to the Seaport while also taking existing shuttle buses off of Boston's surface roads in an effort to reduce congestion. A consistent and predictable stream of funding for this effort is crucial to sustaining a service that will truly meet the needs of waterfront commuters.

Mobility MicroHUBS at Blocks D, G, L4, L5, and Blocks N or P.

Mobility MicroHUBS were identified in the Go Boston 2030 plan as a highly effective tool for promoting behavior change around transportation choices. Mobility microHUBs increase people's confidence in multimodal trips by co-locating multiple travel modes and combining wayfinding and real-time information, creating a one-stop location where people can make an informed choice between using transit, bikeshare, walking, or carshare. The Proponent has committed to creating at least five Mobility MicroHUBS at strategic locations within the Seaport Square development, which will serve as a valuable mobility tool for those commuting in the waterfront.

In addition to the comments above regarding the SIR, we also wish to reiterate our support for the following commitments included in both the NPC and the SIR:

Construction of Fewer Net New Parking Spaces

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. We commend the Proponent for recognizing that demand for parking has begun to decline and will continue to decline as new mobility options are introduced.

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. Harbor Way will serve to enhance public access to the waterfront, which we believe should be a goal of any new development in the district.

We do ask the Proponent to develop a plan to accommodate a mid-block crossing on Summer Street to ensure that pedestrians on the south side of Summer Street can safely cross over to the Summer Street Steps.

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 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 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 Proponent has already begun construction on improvements to Seaport Boulevard between Sleeper Street and Pier 4 Boulevard. Parking-protected bicycle lanes in both directions, street trees, new street furniture, and a landscaped median with art installations are some of the improvements that are currently underway. We applaud the Proponent for championing and constructing the first protected bicycle infrastructure in the South Boston Waterfront and hope this serves as a catalyst for the construction of additional protected bicycle facilities in waterfront.

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 integrated 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

Jonathan Greeley, Boston Planning & Development Agency

Alex Strycky, Executive Office of Energy and Environmental Affairs



BRA

October 20, 2017

'17 OCT 26 PM2:40:16

Director Golden:

We ask that the BPDA ensure there is a local-hire Jobs Creation Agreement in place between the Boston-area Hospitality Training provider BEST, WS Development and their hotel operator(s) prior to BPDA approval of the Seaport Square project. David Leatherwood of Norwich Partners (The Envoy, ONYX and Residence Inn Seaport) has informed BEST he is willing to do exactly this, along with an on-site hospitality training center for South Boston individuals traditionally shut out of the hospitality industry. As you are aware, the BPDA may not grant zoning relief without the applicant reaching an agreement on Development Impact Project Exactions.

WS Development has stated that they will “partner with one or more local non-profit organizations with a jobs training mission to develop Jobs Creations Proposals for the Neighborhood Jobs Trust to ensure that Jobs Linkage funds generated by the Seaport Square project stay in the South Boston community.”¹ BEST are happy to partner with a developer in exercising the Jobs Creation Option for the Seaport Square hotel(s) and to continue to work with its partners in South Boston to ensure a pipeline of South Boston applicants. BEST has an excellent relationship with David Leatherwood of Norwich Partners who is ready to lease or buy the proposed hotel(s) on site and include a training center for individuals with Down syndrome as well as others traditionally shut out of the hospitality industry as part of his proposal.

Thank you for your consideration.

Sincerely,

Robert D. Monahan
Executive Director
Julie's Family Learning Program

¹ Page 17, Seaport Square SIR, 9/12/17



South Boston Special Kids and Young Adults Corp.

October 15, 2017

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

BRA

'17 OCT 26 PM 2:39:29

Dear Director Golden,

We are writing to encourage you to include David Leatherwood of Norwich Partner's proposal for a hotel training center for young adults with special needs into the Seaport Square Jobs Linkage Agreement prior to BPDA approval.

South Boston Special Kids & Young Adults is a recognized 501(c)(3) all-volunteer program that provides group activities for those in the community with mental health and/or physical challenges. We work with and support many independent young adults who we believe have a great deal to offer to our community. Hotel jobs in the City of Boston are now sought after, and one of the fastest growing sectors in the South Boston neighborhood. While the young adults we work with are traditionally underrepresented in the hospitality industry, we believe David Leatherwood's proposal at Seaport Square in conjunction with the BEST Hospitality Training Center would help encourage area hotels to develop career paths for the young adults we work with.

We recently became aware that the BEST Hospitality Training Center has submitted a letter to you stating that they are happy to partner with a developer in exercising a "Jobs Creation Option" for the Seaport Square hotel(s) and to: *"continue to work with its partners in South Boston to ensure a pipeline of South Boston applicants."* They go on to say that *"BEST has an excellent relationship with David Leatherwood of Norwich Partners who is ready to lease or buy the proposed hotel(s) on site and include a training center for individuals with Down syndrome as well as others traditionally shut out of the hospitality industry as part of his proposal."*

We encourage you to make this dream of ours a reality. Please feel free to contact me at 617-512-3795 with any questions.

Thank you for your consideration.

Sincerely,

Cheryl Flaherty
Vice President
South Boston Special Kids and Young Adults Corp.

The South Boston Special Kids & Young Adults Corp is recognized as a 501(c)(3) Tax-Deductible public charity - EIN# 82-2197071

October 25, 2017

Michael.Rooney@boston.gov

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Rooney,

I write in support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. Boston has a long and rich history of supporting the arts and this project presents a unique and tremendous opportunity to add a new and dynamic performance arts facility to that story.

Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency are to be commended for maintaining a focus on the arts as part of this development. It is clear that the need for sufficient resources to support Boston's arts and culture community is wide and varied. I ask that the developers continue their discussions with the community and enhance their plans to create a more significant performance center to serve the arts community and the Boston community more broadly.

This is a unique opportunity for the future of the performing arts in Boston and I urge you to consider a space that will serve the greatest number of arts organizations, artists, and employees as possible. A forward thinking performance space that will be built to meet the needs of audiences of today and of the future.

An arts space that enhances the proposed Seaport Square project and surrounding community and sparks greater economic activity.

Thank you for your consideration.

Sincerely,

Wendy Shattuck
[100 Beacon Street](#)
[Boston, MA 02116](#)

[Redacted Signature]

As I believe that the performing arts remains one of the principal attractions of Boston, both for people who have been here for some time and for newcomers, I am very concerned that key performing arts institutions have appropriate performing spaces. The Seaport district provides a real opportunity to correct the problem that virtually all of Boston's theatres, are old, acoustically inferior (apart from the Opera House, which is impossible for most non-profits to lease because it is almost entirely restricted to profit making Broadway shows), and outmoded for today's audiences. While the developer of the Seaport apparently has agreed to consider including two small performing spaces, there is no agreement on what is needed most, a theatre with maximum capacity of around 1800 seats but with the capability to be easily reduced to a size as small as 500-600 seats. Today's theatre designs make it very clear that such a flexible facility is easily built and at virtually no extra cost over a less flexible form.

Boston finally has an opera company truly worthy of a world class city, the Boston Lyric Opera (see the reviews of Tosca in the Globe, and note that 93% of all available seats were sold for that work's run). The BLO sold 89% of all available seats last year, showing that there is exceptional demand for and satisfaction with their programs. Yet because of pit problems (opera needs a pit which can hold at least 75 musicians), back stage problems (opera needs a large back stage) and acoustical problems (see my comments on the Opera House), there is no single satisfactory and available space in this city.

The Seaport offers Boston a fantastic opportunity to fundamentally change the theatre situation in the city. Please hold the developers to the original concept of a large and contemporary Theatre, not just to a small theatre which can only serve small arts groups.

A large but flexible theatre, in my opinion, can and should be financed entirely through private contributions, with its own non-profit status and separate board of trustees. I am convinced that the financing for this type of theatre is indeed entirely probable, whereas a very small theatre lacks that appeal.

Please seize this opportunity to transform Boston into a world-class performing arts city! We are there now with the single exception of a truly contemporary space.

David W. Scudder
Chairman, Board of Advisors
Aureus Asset Management
One Winthrop Square
Boston, MA 02110
Phone: [REDACTED]

Whether or not in the Seaport, main stage opera will need to find a home in Boston in the next two or three years, or it will not survive in Boston. Then our citizens will get on the Acela to see the greatest of the world's performing arts forms at the Metropolitan Opera. Not the end of the world, but the end of any claim by Boston to be a world class city.

It would be a shame.

Thomas Gill

Michael,

I am writing in regards to WS Development's PAC proposal. Yanni Tsipis of WS Development gave a presentation at the StageSource offices last week, which was very informative and I know everyone appreciated his time. It's exciting to be talking about another new theatre in Boston.

I think there are still a lot of questions in the community about who will manage the space, who will have access to it, and the general business model, but I also think most people understand it's early in the process. Nonetheless, those are very important conversations that will determine if this proposed space really fits the needs of the cultural community.

I like the space, the proposed placement, and the desire to make the space as flexible as possible. It's clear they understand the complex layers of what is required to have a diverse economic ecosystem. Having lived through a couple of major performing arts space capital projects, my primary concern is in the details. I would suggest that when the time comes, WS assemble a core group of performing arts managers, designers, and technicians to provide feedback on the design and layout of the space itself (dressing rooms, power requirements, rigging systems, dimmer racks, etc.) to make sure the space is designed with first-class theatrical standards and requirements in mind. If the proper back-of-house spaces and systems aren't in place and done properly, then the space isn't sustainable. A 500-seat theatre without dressing rooms, showers, prop rooms, offices, or lockable storage space isn't useful to anyone.

Beyond that, I know this is a long process and there are more important conversations to come regarding management, branding, and development, which I look forward to.

Thank you for your time.

Chris Mahan

StageSource | Treasurer
Broadway In Boston | General Manager

.



:: [REDACTED] / Fax: [REDACTED]



:: [REDACTED]



:: [539 Washington Street | Boston, MA 02111](mailto:539.Washington.Street@boston.ma.us)

Dear Sirs:

I have been a homeowner in South Boston for 10+ years and I am raising a son here.

I thought it might be important to write a letter to share how I feel as a resident and mom in South Boston as I have read and heard different opinions.

I have made both South Boston and the Seaport our backyard. My son went to daycare at the Federal Courthouse and we spent years walking and commuting through the Seaport when nothing was here. My son and I took the bus every day to and from home. We regularly visit the Seaport, walking along the water, marveling at the construction, and playing at the Fan Pier park. The Seaport has become a safe and fun gathering place for our family and our neighbors; where we regularly run into our friends. It is important to our family that South Boston is not just a zip code, but a community which we can be a part of.

I have some observations regarding the new vision for the Seaport:

- Arts and culture: thank you - we need it. I think it is an impressive and unprecedented commitment on behalf of the developer.
- Programming: We have gone to the tree lighting and I attend exercise classes. I know there is so much more here and we look forward to participating in these activities.

I urge you to approve the master plan as soon as possible and I look forward seeing what develops.

Sincerely,
Jeanne Karpel

[REDACTED]

Good Morning Mr. Rooney,

I am a homeowner in the Fort Point neighborhood ([319 A Street](#)) and an employee of LogMeIn (also located in Fort Point). I am writing to share my support for the development in the Seaport, specifically the public activation/realm, retail and master plan WS Development has proposed for the area. From the Seaport Sweat classes, to the Boston Symphony Orchestra event, to the retail shops that have already opened – I believe WS Development has truly made a difference in the area since they came on board. As a matter of fact, my department has already scheduled an event at Kings Bowling upon it's opening next month!

WS Development's plan includes better scale, increased greenery and places to gather, improved walking paths and bike lanes, shops, restaurants, and theaters. Living and working in Fort Point I sometimes feel a bit secluded from activities/shopping in the city so I am very much looking forward to the potential that WS Development's plan has. The plan will benefit residents as well as employees in the district, and attract tourists too. I think it's a good approach for the economy and will make the Seaport one of the city's most appealing destinations.

After carefully considering their proposal and attending a recent community meeting, I feel that this plan meets many of the needs of the neighborhood and I hope that you will approve it.

Best,
Lauren

Lauren Muise | State and Local Tax Manager
[320 Summer Street, Boston, MA 02210](#)
E: [REDACTED]
[LogMeInInc.com](#) | [REDACTED]

23 October 2017

To Whom It May Concern:

I am a long-time resident of our city, and I am writing to express my support about the possible new changes to the Seaport District proposed by WS Development.

My family including my two young children (ages 4 and 2) live in South Boston. One of the things we love the most about this city is the ability to walk around this beautiful place we call home and enjoy the culture and offerings of the city. This summer we walked to the Seaport several times with friends and family to go to dinner, to visit the ICA or the Children's Museum. We are so lucky to have such a wonderful neighborhood within walking distance. It has been wonderful seeing it grow over the last few years and we are as equally excited about the future improvements.

My family and I are excited to stroll on tree-shaded streets in the Seaport District while bringing my kids to see a show or go for dinner, or to the parks to play in too. One of the features that appeals the most to my family is WS Development's plan to improve access into the Seaport. In the world of constant traffic and parking issues, the 'Grand Staircase' will be a haven for those on foot and bike and make it easier for those to access the Seaport. It would be great to have more shopping options there as well to diversify the offers to residents and visitors to our city.

Positive changes in the Seaport will be good news for people like my family as well the community it supports.

If you have any questions, please do not hesitate to contact me at [REDACTED] or [REDACTED]

Sincerely,



Amy D. Foy
873 E Broadway #1
South Boston, MA 02127



October 23, 2017

TO: Michael.Rooney@boston.gov

CC: Brian.golden@boston.gov
Michael.flaherty@boston.gov
Nick.Collins@mahouse.gov
Linda.dorcenaforry@masenate.gov
Bill.Linehan@boston.gov

RE: Seaport Square theater planning

FROM: Marc S. Miller, writing on behalf of Fort Point Theatre Channel

Fort Point Theatre Channel, now celebrating our 10th year serving Fort Point and Boston, seeks to create and sustain new configurations of the performing arts. Over the years, we have engaged in over 110 projects and entertained thousands of people with a variety of performance events in theatre, music, dance, and other arts. Every project has reflected a particular mix of the artistic fields and interests of our core group of artistic directors, now numbering 23.

As one of Boston's many arts organizations with no fixed facility, our performance venues have been quite varied. They have included, among others, a café, an art gallery, a parking garage, an empty storefront, the atrium of an office building, and Boston Common—and even real theatres—with a focus on community-based locations. Thus, we welcome WS Development's proposal to create three performing arts spaces based in the neighborhood we call home.

In recent weeks, members of our core group have attended several public meetings and also met with representatives of WS Development. Based on these discussions and presentations, we believe that the proposed spaces referred to as the Seaport Performing Arts Center and the Fort Point Community Theater will be most welcome as part of a commitment to including over 200,000 square feet of cultural space in Seaport Square.

We also have appreciated and been excited by our conversations and those of other arts organization with representatives of WS Development about the importance of infrastructure for supporting these cultural facilities in the long term. It is vital to determine and commit as soon as possible to identifying long-term financing for operating these facilities, as well as ensuring that the facilities become sustainable additions to the cultural landscape not only of Fort Point but also of Boston. This will require collaborative planning that encompasses the rehearsal, office, construction, and other features that are essential to an effective performing arts center. These are especially critical to small and mid-sized organizations, including Fort Point Theatre Channel.

In short, we look forward to working with WS Development, the city, and other organizations to add three well-designed, well-supported, and much-needed theatre spaces to our city.

A handwritten signature in black ink, appearing to read "Marc S. Miller".

Co-Artistic Director, Fort Point Theatre Channel



Richard L. Rundell
Senior Director, Technology & Innovation Strategist
23 Drydock Avenue, Boston, MA 02210
[REDACTED]

October 16, 2017

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney

I wanted to provide a letter of support for District Hall as part of the long-term planning for the Seaport District.

We are pleased that the Seaport Square developer, WS Development, has made a commitment to preserving District Hall as part of its overall development plans for the district.

District Hall plays an incredibly important role not only in the innovation community in Boston but as a public resource for the whole neighborhood. There are so few places in the city that are open regularly from early morning until late at night where members of the public can come in and sit for a meeting or social gathering in a setting that has free WiFi access, public facilities, and a comfortable and inviting atmosphere. Last year, over 80,000 members of the public enjoyed District Hall.

District Hall is a place that welcomes all members of the public and hosts a wide variety of public events, including community meetings, public speaker series, workshops, seminars, classes, hackathons, conferences, and others hosted by public groups (including the City of Boston and the State of Massachusetts) and private companies.

We support the district-wide proposal currently under review by the BPDA because it will introduce a welcome blend of new green spaces, civic and cultural amenities, and other uses that will continue to make the Seaport a great neighborhood to live, work, and enjoy.

Please contact me should you require any additional information about this letter of support.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Rundell', written over a horizontal line.

Richard L. Rundell
Senior Director

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney

MassChallenge wanted to provide a letter of support for District Hall as part of the long-term planning for the Seaport District.


We are pleased that the Seaport Square developer, WS Development, has made a commitment to preserving District Hall as part of its overall development plans for the district.

District Hall plays an incredibly important role not only in the local innovation community but as a public resource for the entire neighborhood. There are so few places in the city that are open regularly from early morning until late at night where the community can come together to enjoy free WiFi access, public facilities, and a comfortable and inviting atmosphere. Last year, over 80,000 members of the public enjoyed District Hall, including many of the most-promising entrepreneurs from our early-stage startup accelerator.

District Hall is a place that welcomes all members of the public and hosts a wide variety of public events, including community meetings, public speaker series, workshops, seminars, classes, hackathons, conferences, and others hosted by public groups (including the City of Boston and State of Massachusetts) and private companies.

We support the district-wide proposal currently under review by the BPDA because it will introduce a welcome blend of new green spaces, civic and cultural amenities, and other uses that will continue to make the Seaport an epicenter for entrepreneurial activity and a great neighborhood to live, work, and enjoy.

Regards,

A handwritten signature in black ink, reading "Kiki Mills Johnston". The signature is fluid and cursive, with the first name "Kiki" being more prominent and stylized.

Kiki Mills Johnston
Managing Director, MassChallenge Boston

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney

As the Architect of District Hall, Hacin + Associates would like to provide a letter of support for District Hall as part of the long term planning for the Seaport District. We are pleased that WS Development has made a commitment to its preservation as part of the overall development plan for the Seaport District; we believe that there is an opportunity for District Hall and the programmed proposal to symbiotically amplify the community through their mutual respect and support of progress, growth, and wellness.

District Hall was conceived and built collaboratively; it perpetuates the same value through accessibility, a scarce commodity in the Boston area. It has made a home for thought, innovation, and community during a time when the future is simultaneously ambiguous and tangible. District Hall offers a welcoming atmosphere for community events that include workshops, public speakers, seminars, classes, hackathons, and conferences that last year alone, 80,000 people enjoyed, including the Boston Public Schools, the City of Boston, and the State of Massachusetts.

As the Seaport District gets further developed, District Hall will play an important part in the civic realm. It will also provide an alternative civic space that offers different amenities to the community than the parks and public open spaces.

Please contact me should you require any additional information about this letter of support.

Regards,



David J. Hacin FAIA
President
Hacin + Associates
500 Harrison Avenue, Studio 4F
Boston, MA 02118

Dear Mr. Rooney,

As a Boston constituent and a producer in the performing arts, I wanted to write a letter in support of the process that WS Development is undergoing for creating theater spaces in its Seaport properties.

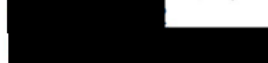
Earlier this week I attended a meeting at StageSource about the proposed Seaport development by development firm WS, including the current plan for three small-to-mid-sized theater spaces of 100-500 seats. I went in expecting to be unimpressed given what I had heard about from other sources, and the tone of the *Boston Globe* article in September. However, the presentation on Monday was very well-handled, included a lot of information about the whole complex of buildings going in there.

The developer, Yanni Tsipis, who was making the presentation, seemed genuinely interested in the feedback we were giving as performing arts constituents of Boston and potentially of the new development. He had given considerable thought to how spaces could be shared between for-profit and non-profit enterprises and used the example of District Hall (which I had not heard about before) as a place where they have experience working with clients who pay a lot of money to use a really nice space also subsidizing rentals from smaller companies. He seemed receptive to an idea about building spaces that could be accessed by different groups that might be used as board room/corporate meeting space by day and rehearsal rooms at night, and building that intentionally could go a long way toward the Mayor's and the Boston Cultural Council's goal of facilitating these types of partnerships.

I appreciate that Mr. Tsipis wanted to continue the discussion and Julie Hennrikus of StageSource volunteered to convene a group to brainstorm ways that the on-going management and funding of the new theaters might be handled. I think that will make a big difference in the success of the performing arts center venture and its utility to the groups who already make a go of performing in Boston. While I am not entirely sure that the 100 and 500 seat numbers are what they should be in the final plans, I think that a project of that scale, with the appropriate on-going funding, could be very valuable to our performing arts community.

Sincerely,

Christie Lee Gibson
General Director, OperaHub

A black rectangular redaction box covering the signature area.

[182 W Canton St.](#)
[Boston, MA 02116](#)

Dear Mr. Rooney,

Please accept this letter as my sincere pledge of support for the development in the Seaport, particularly WS Development.

WS has brought significant free programming to the Seaport Common, Sea Green & other pocket public spaces. I've read a few negative reviews from repeat individuals about 'Public Space' needing to be 'Green Space'. While I do believe there should be a healthy balance, I have seen WS' plans for a Piazza-like square that will anchor much of the retail. These spaces are needed in dense urban areas. Urban parks have a seasonal expiration date, but urban squares and marketplaces (Like Faneuil Hall) thrive all year when the right programming is put in place.

If you take a look at the park along the water vs. Seaport Common on any given weekday, Seaport Common is alive with young professionals utilizing the summer workout series, or even using the tables and chairs for lunch they've just picked up at any of the new food venues WS has made available. The Greenway has had similar success – turning a sidewalk into a popular social gathering space with Trillium's beer garden.

This group has really shown what they are capable of in terms of activating a space, and I hope they are given the opportunity to bring more conveniences and programming to this area.

Sincerely,

Matthew O'Connell

Hello Michael,

My family and I live in the Seaport. I'm an entrepreneur and enjoy the innovative spirit of the district. It's an area of the city with a lot of energy and promise.

Like many of us who live here, I'm eager for continued development and more open space, restaurants and neighborhood events.

I attended a recent presentation by WS Development and like their plans for my neighborhood. They are offering a strong commitment to the performing arts – with three performance spaces in their plan, it is the largest offering by a developer in the city. These cultural opportunities will not only provide entertainment options for the residents of the Seaport, but will bring audiences from around the city to our neighborhood. And these theatres will create jobs for hundreds for artistic directors, actors and artists, and production crews.

WS also listened to the community's desire for more open and green space. That said, much of their open space is programmed which I think is the appropriate mix – empty green spaces don't enliven a neighborhood – they provide a respite. But programmed spaces offer an interesting and diverse opportunities for enjoyment. Finally, WS Development's commitment to providing opportunity for local small businesses is a smart strategy that will bring shoppers here from other parts of the city, too.

My biggest desire for this process is that it begins quickly. My family enjoys living here, but we look forward to improvements that will make the Seaport District feel like a real neighborhood, and hope these might be accomplished soon.

Please let me know if you have questions or need more information.

Sincerely,

Ryan Wittig

[505 Congress. St. Unit 1713](#)
[Boston, MA 02210](#)

Hi Michael. Hope all is well. Please accept these comments as part of the ongoing review of the Seaport Square project.

I am concerned, as a citizen and resident of the abutting area, as to how this development proposal is proceeding. The BPDA only gets 1 chance at getting this right...creating an open and accessible neighborhood offering once in a lifetime community benefits and amenities. Suddenly the South Boston Waterfront looks like it's just going to be another playground for the super wealthy. I am very disappointed to learn that developer WS Development is adding proposing a huge increase in useable square footage at the expense of public green space and public amenities and I strongly oppose this change. People need and want access to their waterfront. And when we see all this development and the negative impact it has on our communities, we want to see tangible benefits in return.

I would ask that the BPDA and our elected officials hold this developer to that.

Thank you,
Gary Murad

October 8, 2017

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney

I wanted to provide a letter of support for District Hall as part of the long term planning for the Seaport District.

I am pleased that the Seaport Square developer, WS Development, has made a commitment to preserving District Hall as part of its overall development plans for the district.

District Hall plays an incredibly important role not only in the innovation community in Boston but as a public resource for the whole neighborhood. There are so few places in the city that are open regularly from early morning until late at night where members of the public can come in and sit for a meeting or social gathering in a setting that has free WiFi access, public facilities, and a comfortable and inviting atmosphere. Last year, over 80,000 members of the public enjoyed District Hall.

District Hall is a place that welcomes all members of the public and hosts a wide variety of public events, including community meetings, public speaker series, workshops, seminars, classes, hackathons, conferences, and others hosted by public groups (including the City of Boston and State of Massachusetts) and private companies. While I am not a techie, I believe in the concept of District Hall and feel it is and should remain an iconic structure in the Seaport.

I support the district-wide proposal currently under review by the BPDA because it will introduce a welcome blend of new green spaces, civic and cultural amenities, and other uses that will continue to make the Seaport a great neighborhood to live, work, and enjoy.

Please contact me should you require any additional information about this letter of support.

Regards,



Carol Malone

Malone Financial Consulting



October 3, 2017

Dr. and Mrs. Howard Ledewitz
22 Liberty Drive, 7G
Boston MA 02210

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney,

We wanted to provide a letter of support for District Hall as part of the longterm planning for the Seaport District.

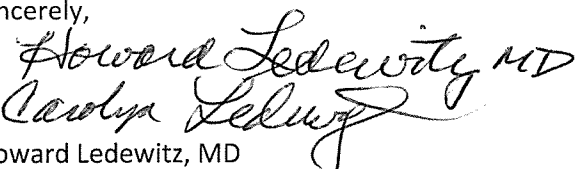
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We support the district-wide proposal currently under review by the BPDA because it will introduce a welcome blend of new green spaces, civic and cultural amenities, and other uses that will continue to make the Seaport a great neighborhood to live, work, and enjoy.

We moved to the Seaport in 2016 and have been enjoying the new amenities as they unfold. As remaining space closes in, we want to ensure that as many needs as possible are met in the future.

Thank you.

Sincerely,


Howard Ledewitz, MD
Carolyn Ledewitz

*P.S. We are also in favor of a library
and opera theater.*

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney

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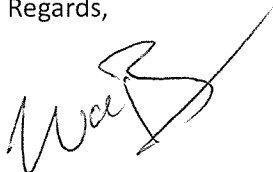
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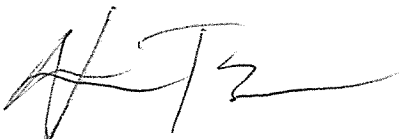
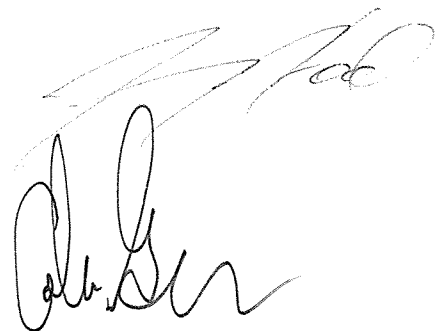
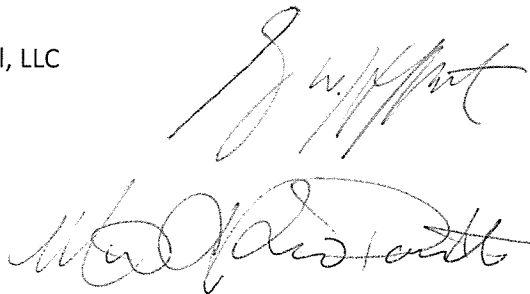
Please contact me should you require any additional information about this letter of support.

Regards,



Woody Benson

Launch Capital, LLC



TR ADVISORS LLC



October 10, 2017

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney

I am pleased to provide a letter of support for District Hall as part of the long-term planning for the Seaport District.

We are thrilled that the Seaport Square developer, WS Development, has made a commitment to preserving District Hall as part of its overall development plans for the district.

District Hall plays an incredibly important role not only in the innovation community in Boston but as a public resource for the whole neighborhood. There are so few places in the city that are open regularly from early morning until late at night where members of the public can come in and sit for a meeting or social gathering in a setting that has free WiFi access, public facilities, and a comfortable and inviting atmosphere. Last year, over 80,000 members of the public enjoyed District Hall.

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We support the district-wide proposal currently under review by the BPDA because it will introduce a welcome blend of new green spaces, civic and cultural amenities, and other uses that will continue to make the Seaport a great neighborhood to live, work, and enjoy.

Please contact me should you require any additional information about this letter of support.

Sincerely,

A handwritten signature in blue ink, appearing to read "A Sprung".

Aimee Z. Sprung
Microsoft
Civic Engagement Manager

Michael Rooney
Boston Planning and Development Agency
City of Boston
One City Hall Plaza Square
Ninth Floor
Boston, MA 02201-2013

Dear Mr. Rooney

I'm writing to provide a letter of support for District Hall as part of the long-term planning for the Seaport District.

We are pleased that the Seaport Square developer, WS Development, has made a commitment to preserving District Hall as part of its overall development plans for the district.

District Hall plays an important role to the startup community here in Boston. We use the space frequently for company-wide meetings, as well as a place to hold managerial training programs. District Hall also provides a variety of meet-up events that connect my company with other startup companies in the area, allowing employees to share inventive ideas and technology. This ultimately has helped Boston stand out as a leading city for innovation.

There are very few places in the city that are able to host our company within budget, as well as within the hours we're looking for. District Hall does a wonderful job of both, as we've held over fifteen different functions there in the past two years.

I support the district-wide proposal currently under review by the BPDA because it will introduce a welcome blend of new green spaces, civic and cultural amenities, and other uses that will continue to make the Seaport a great neighborhood to live, work, and enjoy.

Please contact me should you require any additional information about this letter of support.

Regards,

A handwritten signature in black ink, appearing to read 'P. Am' or similar, with a stylized, cursive script.

Paul English
CEO of Lola
250 Summer Street
Boston, MA 02210

STEPHEN F. LYNCH
8TH DISTRICT, MASSACHUSETTS

COMMITTEE ON FINANCIAL SERVICES
SUBCOMMITTEE ON CAPITAL MARKETS,
SECURITIES, AND INVESTMENTS
SUBCOMMITTEE ON TERRORISM AND
ILLICIT FINANCE

COMMITTEE ON OVERSIGHT AND
GOVERNMENT REFORM

RANKING MEMBER, SUBCOMMITTEE ON
NATIONAL SECURITY
SUBCOMMITTEE ON GOVERNMENT OPERATIONS

ASSISTANT DEMOCRATIC WHIP

Congress of the United States
House of Representatives
Washington, DC 20515-2108

STEFAN LYNCH
1700 BROADWAY
1700 BROADWAY

2268 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515

202-225-8273
202-225-3984 FAX

1 HARBOR STREET
SUITE 304
BOSTON, MA 02210
617-428-2000
617-428-2011 FAX

37 BELMONT STREET
SUITE 3
BROCKTON, MA 02301
508-586-5555
508-580-4692 FAX

1245 HANCOCK STREET
SUITE 41
QUINCY, MA 02169
617-657-6305
617-773-0995 FAX

LYNCH.HOUSE.GOV

September 21, 2017

Mr. Brian Golden
Boston Planning and Development Agency
1 City Hall Square, 9th Floor, Room 900
Boston, MA 02210

Dear Director Golden:

I write to share my concerns about the future possibilities regarding open space and cultural amenities in the proposal known as Seaport Square.

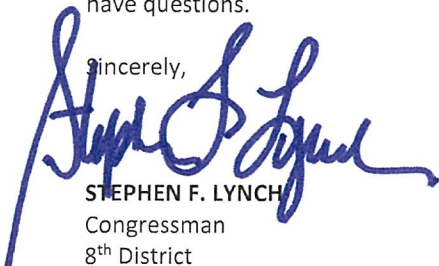
As you know, the South Boston Waterfront is underserved by public and open space. While I support job creation and significant development in the area, there must also be some balance for creating and preserving open space to prevent a "canyon effect" from walling off access to the harbor. As it currently stands, developers are free to pledge to maintain open space and promote cultural events. However, over time, with a change of circumstances or ownership, the previous commitment to open space may be abandoned. We cannot allow this to happen. Public space is best preserved, protected, and maintained by a transfer of ownership from the developer to either the City of Boston or the Commonwealth, with all maintenance and capital obligations met by the development. This model has been successful at A Street Park in South Boston and JFK Memorial Park in Cambridge.

Public amenities ideally contribute to the sense of community that is critical to the quality of life of local residents. In fact, the BPDA commented that, "the proponent should work to identify and evaluate additional civic and cultural spaces and facilities that have potential to create and foster a sense of community for both South Boston and the City as a whole." I fully support that statement and commend your commitment to the public interest.

Overall, it is my sense that in this Supplemental Impact Report, genuine open public space has actually been reduced. Every increase in square footage for retail, commercial and office space represents substantial gain in value to the developer. Meanwhile, it appears that the general public and local community are being asked to sacrifice considerable public access with only tenuous assurances that their rights will be protected in the long term. So the question remains: How do we ensure that there is a sufficient and lasting public benefit?

My goal is to support responsible and balanced development. I have significant reservations about parts of this proposal, and I respectfully request that you consider the public benefit concerns carefully. I am available if you have questions.

Sincerely,



STEPHEN F. LYNCH
Congressman
8th District
Massachusetts

I am writing in support of WS Development and the work they have been doing in the Seaport. I do not normally write letters of this kind but I felt that it was important to weigh in and talk about what it is really like from a resident point of view. I have lived in South Boston for almost 15 years and I am raising a family here. We live close to the Seaport and I am thrilled with all the new activity. I'm not sure people understand what was here before, rocks and pebbles and weeds on the waterfront with parking lots. I truly believe anything is better. Thankfully there is much much more now and we are just getting started. I would like to commend the developer for their programming which is amazing. In addition I want to mention the arts and culture facilities. This is extremely important to me for my children. I would like recommend the elected officials and BPDA to support the changes to the master plan. Whether I'm considered the 'new' Southie having been here for 15 years, I am part of a majority who uses the waterfront as our back yard. We consider ourselves very lucky.

Lyndsey Bedor

Michael,

This is Jim Souza, 13 year resident of Fort Point. We met briefly at the community meeting on 10/4 at District Hall.

I want to go on record as being in full support of what WS Development is proposing. The Seaport has become an incredible place for city residents as well as a safe and clean place for suburban visitors to enjoy time who might be otherwise intimidated by the city. I also know that international travelers love the Seaport.

The recent neighborhood development is brand new and isn't supposed to mimic the rest of the city. The extra wide sidewalks, plazas, parks and of course harbor walk are all just incredible. I mentioned in the meeting that I have gathered with neighbors, colleague and friends in places like Seaport Common. New friends and contacts have been made in such places. We love the exercise classes, farmers markets and regular events all year long including a holiday tree lighting.

I am happy that District Hall will remain for several more years. It too continues to be a meeting place both socially and for business that I have used for both many times.

I am happy about the proposed buildings yet to be built and their architecture. The new church is absolutely beautiful and a place I plan on spending more time when I walk past.

The proximity is incredible. I rode a Hubway from a meeting in Back Bay to attend that meeting and I have regularly walked to that location from Back Bay in 30 minutes or less. Traffic is horrible everywhere, not just the Seaport. It has always been a "shortcut" in and out of the financial district, this is not new, its just much much worse.

It is staggering how incredible the area has become for everyone, local and world wide. It is a clean, low crime, happy place that the entire city should be proud of. Keep pushing this along! I will be voicing my support regularly.

What the city needs to work on is real estate taxes. Mine have increased by 100% and with all the new building/development we are all watching get built, we are not seeing our taxes reduced and they need to reduce now. Many of us, even in the more expensive neighborhoods will need to get part time jobs or move out to pay our taxes which is disgusting.

I appreciate you taking the time to read my comments.

Best,

Jim Souza

[REDACTED]

October 11, 2017

Michael Rooney
Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney,

I am a new resident of the Seaport District, having purchased a home at 22 Liberty Wharf not too long ago, and am grateful to have been nominated to the IAG for the Seaport Square project by Representative Collins. I am writing to express my support for WS Development's plans for Seaport Square. I have attended community meetings both last winter and this fall to learn about the proposed changes and I am very excited about what I have seen thus far. I am pleased that WS has been responsive to the neighborhood's comments and has put forth an even more compelling plan that takes community feedback to heart. It is encouraging to see that the community process served an important purpose in improving the quality and public benefit of the project.

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 and bicycle, 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,



Stephen Ryan
Resident, 22 Liberty Wharf



THE GENERAL COURT OF MASSACHUSETTS
STATE HOUSE, BOSTON 02133-1053

June 28, 2017

Matthew Beaton, *Secretary*
Energy and Environmental Affairs
Attn: MEPA Office
100 Cambridge Street, Suite 900
Boston MA 02114

Re: Public Greenspace in the South Boston Waterfront

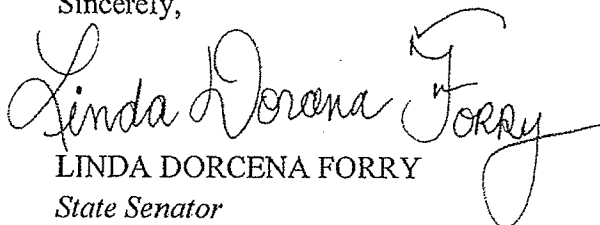
Dear Secretary Beaton:

We write to bring to your attention an important environmental issue in our district: public access to greenspace. As you know, development in the South Boston Waterfront is abundant, and public space is quickly becoming a secondary commodity. We believe that public greenspace can best be preserved and protected under Article 97 by way of state ownership with privately funded maintenance.

State ownership of public greenspace is critical to ensuring access while preserving the greenspace for generations to come. As it stands, developers can pledge to keep up greenspace for 10, 20, or 30 years, but their ownership of it allows them to decide on a whim to develop their land. We ask that any developments containing public greenspace amenities shall transfer ownership of the greenspace to the Massachusetts Department of Conservation and Recreation while incurring the cost of maintenance and capital investments in perpetuity. Public attractions contribute to a true neighborhood feeling that encourages economic and social diversity by cultivating a shared, public space where everyone feels welcome. This is a small token to the community which will ensure a quality of life on the waterfront that would otherwise be lacking of this vital component.

Thank you for your consideration of this request, and do not hesitate to reach out to our offices should you have any questions or concerns.

Sincerely,


LINDA DORCENA FORRY
State Senator

1st Suffolk District



NICK COLLINS
State Representative
4th Suffolk District

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 Parks¹ and Recreation Department

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

B. Block L: This park should be provided as originally approved in the DPIR/DEIR as BPRD 04 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 BPRD 05 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 BPRD 06 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 BPRD 07 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 BPRD 08 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.



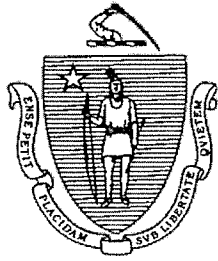
5. Protection in Perpetuity: Parks that have been mitigated through previous approvals should BPRD 09 ideally be permanently protected to ensure that they remain open in perpetuity.

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



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR LINDA DORCENA FORRY
First Suffolk District

LINDA.DORCENAFORRY@MASENATE.GOV
WWW.MASENATE.GOV

STATE HOUSE, ROOM 410
BOSTON, MA 02133-1053
TEL. (617) 722-1150
FAX (617) 722-2191

Brian Golden, *Director*
Boston Planning and Development Agency
1 City Hall Square, 9th Floor, Room 900
Boston, MA 02201

September 22, 2017

Re: Seaport Square: Supplemental Impact Report

Dear Director Golden:

We write to share our concerns about the future possibilities regarding open space and cultural amenities in the proposal known as Seaport Square.

The South Boston Waterfront is currently underserved by truly public and accessible open space. As it stands, developers can pledge to maintain greenspace and public programs for the duration of their ownership, but could potentially transfer to another private entity that may not share its public vision for the space. Public attractions contribute to a true neighborhood feeling that encourages economic and social diversity by cultivating a shared public space where everyone feels welcome. We firmly believe that public space can be best preserved, protected, and maintained by a transfer of ownership to either the city or state, with all maintenance and capital obligations privately financed by the development.

This model has been successfully demonstrated by A Street Park in South Boston as well as JFK Memorial Park in Cambridge, and would be a small token to the community which would ensure a quality of life on the South Boston Waterfront for generations to come. We have attached a letter to Secretary Matthew Beaton of the Executive Office of Energy and Environmental Affairs this summer, as well as a comment letter from the Boston Parks and Recreation Department which shares the same sentiment. We are worried that the proponent's response to the BPRD comment 09 indicated dismissal of the idea rather than genuine consideration, and would ask that the concept be more seriously explored.

With regards to cultural facilities and civic space, it seems that classifications of spaces (Table 1-4, page 48) may be reshuffled to mask a significant reduction in truly public amenities. Recognizing the need for flexible performing arts spaces, we fully support their inclusion in this updated proposal. However, they are not a

Overall it seems that genuine public open space has been dramatically reduced. Every square foot increase in retail, commercial, and office space represents a substantial value to the developers, and the question remains, how much of that value ought to be invested in the community? As stated in the BPDA's own comments (03), "The proponent should work to identify and evaluate additional civic and cultural spaces and facilities that have the potential to create and foster a sense of community for both South Boston and the City as a whole."

Our goal is to support responsible development that will foster a true community. We have reservations about this proposal, and we thank you for your consideration of these comments. Do not hesitate to reach out to us should you have any questions or concerns.

Sincerely,



LINDA DORCENA FORRY
State Senator



NICK COLLINS
State Representative

cc: Martin J. Walsh, *Mayor*
David Sweeney, *Chief of Staff – Office of Mayor Martin J. Walsh*
Mike Christopher, *Deputy Director for Development Review / Government Affairs*



BRA
'17 SEP 21 PM 12:43:50

September 17, 2017

Director Brian Golden
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

Director Golden:

The BEST Hospitality Training Center (HTC) is an independent non-profit 501C-3 educational and training provider for the hospitality industry. BEST has received city, state and federal awards for their leadership in this field and was recently named as one of the Top 31 Non-profits in Boston.

BEST stands ready and willing to work with WS Development on a "Jobs Creation Contribution" proposal similar to those we have done in the past. In fact, David Leatherwood of Norwich Partners is ready and willing to partner with BEST and WS on such a proposal. David's vision includes a hospitality training center on-site that would be focused on South Boston residents and geared toward individuals with Down syndrome as well as other key groups traditionally underrepresented in the hospitality industry.

We look forward to continuing our work with the South Boston community to ensure its residents have an opportunity to provide for their families through the Boston hotel market.

Sincerely,

Marie F. Downey, Executive Director
BEST

CC:

Congressman Stephen Lynch
State Senator Linda Darcena Forry
State Representative Nick Collins
Boston City Councilor Bill Linehan
Boston City Council President Michelle Wu
Boston City Councilor At Large Michael Flaherty
Boston City Councilor At Large Ayanna Pressley
Boston City Councilor At Large Annissa Essaibi George
Trinh Nguyen, Director, Mayor's Office of Workforce Development
Michael Rooney, Project Manager, Boston Planning and Development Agency

Abrigal Forrester
President
Director of Community Action
Madison Park Development
Corporation

Sr. Louise Kearns, SND
Treasurer and Clerk
Former Director of Adult Services
Julie's Family Learning Program

Anthony L. Gilardi
Director
Chief of Staff
Mayor's Office of Environment Energy
and Open Space

Suzanne Lee
Director
Former Principal
Quincy School in Chinatown

Aparna Ramesh
Director
Chief Financial Officer
Federal Reserve Bank of Boston

September 28, 2017

Director Golden:

As leaders in the South Boston community, we ask that the BPDA ensure there is a local-hire Jobs Creation Agreement in place between the Boston-area Hospitality Training provider BEST, WS Development and their hotel operator(s) prior to BPDA approval of the Seaport Square project. David Leatherwood of Norwich Partners (The Envoy, ONYX and Residence Inn Seaport) has informed BEST he is willing to do exactly this, along with an on-site hospitality training center for South Boston individuals traditionally shut out of the hospitality industry. As you are aware, the BPDA may not grant zoning relief without the applicant reaching an agreement on Development Impact Project Exactions.

South Boston residents want to know how the massive new developments in their neighborhood will benefit their family. In the spring many members of the South Boston community, including St. Vincent's Neighborhood Association, South Boston Citizen's Association, South Boston en Accion and Julie's Learning Center requested a Jobs Creation Agreement with BEST so that they could offer applicants to be trained by BEST for these new hotel jobs (see attached). South Boston hotel developers have done this before with great success.

In the recent SIR, WS Development stated that they will "partner with one or more local non-profit organizations with a jobs training mission to develop Jobs Creations Proposals for the Neighborhood Jobs Trust to ensure that Jobs Linkage funds generated by the Seaport Square project stay in the South Boston community."¹ However, WS asks that the partnership will be on a project-by-project basis² and when responding to BPDA comments in the Scoping Determination about partnering with BEST, WS did not commit to work with BEST.³

BEST has submitted a letter to the BPDA stating that they are happy to partner with a developer in exercising the Jobs Creation Option for the Seaport Square hotel(s) and to continue to work with its partners in South Boston to ensure a pipeline of South Boston applicants. BEST has an excellent relationship with David Leatherwood of Norwich Partners who is ready to lease or buy the proposed hotel(s) on site and include a training center for individuals with Down syndrome as well as others traditionally shut out of the hospitality industry as part of his proposal.

Thank you for your consideration.

Sincerely,

Ed Flynn
South Boston Citizens Association

Samuel Hurtado
South Boston en Accion

Andy Ward
South Boston Collaborative Center

Kevin Lally
Gate of Heaven Neighborhood Assoc.

Mary Rose Durante
Notre Dame Education Center

Eleanor Kasper
Saint Vincent's Neighborhood Association

¹ Page 17, Seaport Square SIR, 9/12/17

² Page 17, Seaport Square SIR, 9/12/17

³ Page 231-232, Seaport Square SIR, 9/12/17



100 Pier 4, Boulevard, Ste 200
Boston, MA 02210
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EXECUTIVE DIRECTOR

Fabio J. Fernández

September 28, 2017

Michael Rooney
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney:

I would like to express my support for WS Development's plans for the remainder of the Seaport Square development project, as described in their recently revised submission to the BPDA. The Society of Arts + Crafts has called the Seaport home since 2016, and we have watched excitedly as new projects spring up around us. We believe that the plans that WS Development has put forth will push the neighborhood in the right direction by building on the great array of amenities already in the neighborhood, and adding some much-needed new cultural and civic spaces.

Since our founding in 1897, the Society of Arts + Crafts has been dedicated to promoting the creation and collection of contemporary arts and crafts, and to the advancement of public appreciation of the same. We engage in a range of exhibitions, artist awards and educational programs in support of this mission. We constantly seek opportunities to encourage the broader community to get involved with artistic and cultural endeavors, and through the new Seaport Square plan we see lots of great opportunities for this type of engagement.

In the near term, we were thrilled to learn that the Seaport Boulevard medians will be spruced up and activated with a curated public art program. This will go a long way to make the entrance into the Seaport more welcoming and more indicative of the rich cultural amenities that exist within its confines. Longer term, we are excited about the future of Harbor Way and Harbor Square Park. These new public open spaces will offer a nice mix of outdoor amenities, and we hope these will include opportunities for the creation and display of arts and crafts within the public realm.

Lastly, I would like to comment on the proposed cultural uses in the district. We are pleased to see that a commitment has been made to the creation of several new cultural facilities. We appreciate that these facilities will be scaled in a manner that will allow them to be accessible (from both a cost and scheduling standpoint) to a broad range of cultural organizations. While we are an organization focused on the visual arts, we see a strong synergy between all forms of art, and are excited about these new opportunities for the cultural presence in our neighborhood to be strengthened.

We urge the BPDA to support WS Development's plans for the Seaport. We cannot wait to see our neighborhood come fully to life, and believe that approving the Seaport Square plan is a step in the right direction.

Sincerely,

A handwritten signature in dark ink, appearing to read "Fabio J. Fernandez".

Fabio J. Fernández
Executive Director

CC: Mayor Martin J. Walsh
Senator Linda Dorcea Forry
Representative Nick Collins
Councilor Bill Linehan
Councilor Michael Flaherty



September 27, 2017

Mr. Michael Rooney
Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Michael:

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 its new plans for public spaces and connections in the district, as well as the new performing arts venues, and we 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 this development continue and urge you to support the plans currently under review.

Sincerely,

September 30th, 2017

Mr. Michael Rooney, Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney,

I am writing to express my support for WS Development's updated 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. I have been tracking WS's plans since last winter, and as much as I appreciated the original NPC filing plans I am pleased to see all of the changes that have subsequently occurred.

As a neighbor, I am happy to see further improvements to the public realm. 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. The introduction of various types of spaces along the length of this pedestrian connection will also help add interest and draw people in and through the neighborhood.

As a landscape architect, I am excited about James Corner Field Operations' plans for the new public spaces and streets in the Seaport. The mix of hardscape elements along with plantings, trees, and grass is an appropriate choice that will allow the public spaces to be used year-round and while limiting wear and tear. The unique design features, such as the glacial erratics and natural children's play areas, 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", with a stylized, flowing script.

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

September 29, 2017

Michael Rooney
Boston Planning & Development Agency
One City Hall Plaza
Boston, MA 02201

Dear Mr. Rooney:

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. This property is a direct abutter to the Seaport Square project.

We refer to our letter of March 14, 2017 in support of the Notice of Project Change submitted by WS Development regarding the Seaport Square Project.

We support the changes to the project as described in the Supplemental Impact Report submitted by WS Development regarding the Seaport Square project on September 12, 2017.

Please do not hesitate to call should you have any questions.

Regards,



Steven Majich
Assistant Vice President, Development

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



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Merle Tarnow

EXECUTIVE DIRECTOR

Fabio J. Fernández

September 28, 2017

Michael Rooney
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney:

I would like to express my support for WS Development's plans for the remainder of the Seaport Square development project, as described in their recently revised submission to the BPDA. The Society of Arts + Crafts has called the Seaport home since 2016, and we have watched excitedly as new projects spring up around us. We believe that the plans that WS Development has put forth will push the neighborhood in the right direction by building on the great array of amenities already in the neighborhood, and adding some much-needed new cultural and civic spaces.

Since our founding in 1897, the Society of Arts + Crafts has been dedicated to promoting the creation and collection of contemporary arts and crafts, and to the advancement of public appreciation of the same. We engage in a range of exhibitions, artist awards and educational programs in support of this mission. We constantly seek opportunities to encourage the broader to community to get involved with artistic and cultural endeavors, and through the new Seaport Square plan we see lots of great opportunities for this type of engagement.

In the near term, we were thrilled to learn that the Seaport Boulevard medians will be spruced up and activated with a curated public art program. This will go a long way to make the entrance into the Seaport more welcoming and more indicative of the rich cultural amenities that exist within its confines. Longer term, we are excited about the future of Harbor Way and Harbor Square Park. These new public open spaces will offer a nice mix of outdoor amenities, and we hope these will include opportunities for the creation and display of arts and crafts within the public realm.

Lastly, I would like to comment on the proposed cultural uses in the district. We are pleased to see that a commitment has been made to the creation of several new cultural facilities. We appreciate that these facilities will be scaled in a manner that will allow them to be accessible (from both a cost and scheduling standpoint) to a broad range of cultural organizations. While we are an organization focused on the visual arts, we see a strong synergy between all forms of art, and are excited about these new opportunities for the cultural presence in our neighborhood to be strengthened.

We urge the BPDA to support WS Development's plans for the Seaport. We cannot wait to see our neighborhood come fully to life, and believe that approving the Seaport Square plan is a step in the right direction.

Sincerely,

Fabio J. Fernández
Executive Director

CC: Mayor Martin J. Walsh
Senator Linda Dorcea Forry
Representative Nick Collins
Councilor Bill Linehan
Councilor Michael Flaherty

Via email

To: Michael.Rooney@Boston.gov

CC: Mayor Martin J. Walsh
Senator Linda Dorcea Forry
Representative Nick Collins
Councilor Bill Linehan
Councilor Michael Flaherty

Dear Michael,

As a member of the South Boston residential community, I am writing to you to share my support for the proposed changes to the Seaport Square development project. I appreciate the work that the proponent has done to respond to comments from the community and City agencies. I believe that the currently proposed plan would bring significant positive changes to our community, and I urge the BPDA to do what it can to support this transformational project.

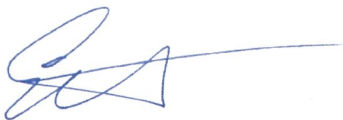
I grew up in a rural town in upstate New York, although having lived in the Boston area for over 20 years I consider this my hometown and I am proud to say so. I spent my childhood and my time home during breaks in college and law school surrounded by vast open fields and greenery, so a feeling of airiness, and connection to water is important to me. I would like to note in particular my appreciation for the number and variety of public spaces that will be provided under the new Seaport Square plan. The plan for Harbor Square Park is a vast improvement over the previously proposed elevated park area. The addition of grass, plantings, and areas that both children and adults can enjoy will help transform what is today an unsightly parking lot into a centerpiece of our community for generations to come. The extension of the public space into a pedestrian-only environment stretching from Summer Street all the way to the water will also offer those of us who reside in the traditional South Boston neighborhood a

more friendly and accessible route through which to enter the Seaport. All of the changes to the outdoor spaces will contribute to making the Seaport a much more walkable community.

In addition to the rich array of outdoor public spaces, I would also like to commend the proponent for their commitment to creating and sustaining *indoor* public spaces. In a city with as many seasons as Boston, it is imperative to consider where people can gather in both good and bad weather. The indoor public amenities offered by this proposal will support year-round use. District Hall has been a wonderful addition to our neighborhood, and I am pleased that a commitment is being made to extend its life for at least ten more years. I am also excited about the new performing arts spaces that will be built as part of this project. They will offer more opportunities for arts and culture to infuse the neighborhood, and the smaller scale of the spaces will allow them to be used by groups of all types and sizes. I often found myself wondering how Boston could create the unique feel of the many creative and inspiring neighborhoods I have visited in New York City and I feel that I now need to look no further. I am thrilled to be a part of a neighborhood pushing for this vital life in a city with such a rich history and I cannot speak more highly of the quality work the proponent has exhibited to date. I look forward to seeing their latest plan come to fruition.

I hope that you will take these comments into consideration during your review of the proposed project and will grant it approval as expeditiously as possible. Thank you for your time and consideration on this matter.

Regards,

A handwritten signature in blue ink, appearing to read 'Eric Cataldo', with a long horizontal line extending to the right.

Eric Cataldo, Esq.

South Boston Resident

September 22, 2017

Michael Rooney
Project Manager
Boston Planning & Development Agency
One City Hall Plaza, 9th floor
Boston, MA 02201

Dear Mr. Rooney,

Thank you for the opportunity to submit this letter on behalf of Boston Children's Museum (BCM), the second oldest and one of the most influential children's museums in the world. Founded in 1913, BCM has been engaging children for 104 years in joyful discovery experiences that instill an appreciation of our world, develop foundational skills and spark a lifelong love of learning.

As an anchor institution in our current location on Fort Point Channel since 1979, BCM has witnessed the remarkable transformation of our neighborhood in recent years. And as an engaged community member, we have followed the development of the Seaport Square project with great interest. Most recently, we learned about the Supplemental Information Report submitted by WS Development, and were pleased to see a number of revisions to the master plan that will make the neighborhood friendlier and more engaging for children and families.

We appreciate the variety of outdoor public spaces and integration of natural elements that will offer opportunities for both passive and active enjoyment of the neighborhood. The new plan for Harbor Way, with its variety of experiential outdoor "rooms" designed to foster social interaction, and the expansion of neighborhood park space are wonderful amenities and are particularly compelling.

We also commend the focus on creating opportunities for performing and fine arts throughout the neighborhood at a variety of scales. We believe in the importance of exposing children to high quality arts programming and partner with over 50 arts organizations each year. Increasing arts programming in the district will offer a great complement to the other arts institutions already in place in the neighborhood.

Boston Children's Museum is excited about the future of the neighborhood we call home. We believe that the plans put forth by WS Development will improve the Seaport for everyone and hope that the BPDA will support this new master plan.

Sincerely,



Carole Charnow
President and CEO

CC: Mayor Martin J. Walsh
Senator Linda Dorcena Forry
Representative Nick Collins
Councilor Bill Linehan
Councilor Michael Flaherty

September 17, 2017

Director Brian Golden
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

Director Golden:

The BEST Hospitality Training Center (HTC) is an independent non-profit 501C-3 educational and training provider for the hospitality industry. BEST has received city, state and federal awards for their leadership in this field and was recently named as one of the Top 31 Non-profits in Boston.

BEST stands ready and willing to work with WS Development on a "Jobs Creation Contribution" proposal similar to those we have done in the past. In fact, David Leatherwood of Norwich Partners is ready and willing to partner with BEST and WS on such a proposal. David's vision includes a hospitality training center on-site that would be focused on South Boston residents and geared toward individuals with Down syndrome as well as other key groups traditionally underrepresented in the hospitality industry.

We look forward to continuing our work with the South Boston community to ensure its residents have an opportunity to provide for their families through the Boston hotel market.

Sincerely,



Marie F. Downey, Executive Director
BEST

CC:

Congressman Stephen Lynch
State Senator Linda Darcena Forry
State Representative Nick Collins
Boston City Councilor Bill Linehan
Boston City Council President Michelle Wu
Boston City Councilor At Large Michael Flaherty
Boston City Councilor At Large Ayanna Pressley
Boston City Councilor At Large Annissa Essaibi George
Trinh Nguyen, Director, Mayor's Office of Workforce Development
Michael Rooney, Project Manager, Boston Planning and Development Agency

Abrigal Forrester

President
Director of Community Action
Madison Park Development
Corporation

Sr. Louise Kearns, SND

Treasurer and Clerk
Former Director of Adult Services
Julie's Family Learning Program

Anthony L. Gilardi

Director
Chief of Staff
Mayor's Office of Environment Energy
and Open Space

Suzanne Lee

Director
Former Principal
Quincy School in Chinatown

Aparna Ramesh

Director
Chief Financial Officer
Federal Reserve Bank of Boston

Good afternoon Mr. Rooney-

I'm writing in support of the proposed WS Development plan for the Seaport. I have lived in the neighborhood for five years, currently with my fiancée at 100 Pier 4. I also have an investment in a local nearby restaurant in the financial district, and operate a chain of pizza restaurants in the mid-Atlantic region.

I have witnessed first-hand the bulk of the changes to the Seaport and am cautiously excited about further development of the area. Living in/near a construction zone is never ideal, but living around undeveloped parking lots is a shame and the WS Development plan is incredible!

The mix of open area, public space, community centers, and retail/restaurant/residential spaces is unlike anything I've ever seen. I've listened to their presentations and reviewed the materials, and it's very clear that they've heard us and incorporated our feedback. I'm thrilled to see it executed and could not support it more.

Thanks for the opportunity to provide input!

Patrick O'Connell

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

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

September 20, 2017

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.

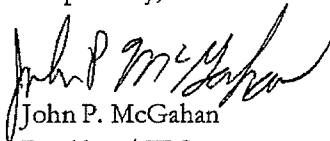
We have been fortunate to get to know WS Development and all the work that they are doing on the waterfront and we appreciate that they understand the need for South Boston residents and organizations to benefit from the new development taking place nearby.

I am writing in support of the updates made by WS Development to the Seaport Square project on the waterfront since their last proposal back in February. These new changes promise 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. The new green spaces will be a welcome addition to the neighborhood.

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 Michael Flaherty
Councilor Bill Linehan
Mr. John Allison, MONS
Mr. Michael Rooney, BPDA

CHAIRMAN William Ostiguy **VICE PRESIDENT** Brian Nee **TREASURER** Katie Kenneally Kelly **CLERK** Dorothy Dunford
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PRESIDENT/CEO John P. McGahan

Hi Michael,

I sent an email to you a few months back but I thought I would check in again to register my support for the new Seaport plans by WS Development. I work on Drydock avenue and live in South Boston on Gold- Just off D. My husband and I frequently walk to the Seaport for dinner and while we love the range of restaurants we find the walk a bit sterile – even unfriendly. I am so beyond excited to watch these plans unfold.

While my background is in visual arts, when I completed my masters in Arts Administration at Columbia, we actually studied all arts – visual and performing. I read many a case study on the impact of community theaters and PAC centers. They add incredible vibrancy and dynamism to a neighborhood. Right now it we have to head clear across the city for theater arts experiences. I am counting down until those opportunities are in my backyard.

Thank you so much!
Suzi

Suzi Hlavacek | senior art consultant
BOSTON ART

Michael; I am writing in support of the W/S Development plans for the remainder of its Seaport properties. As a 2 ½ year resident of the Seaport (100 Pier 4 and now The Benjamin) I have watched the Seaport develop first hand outside of my window each day. Slowly but surely the area is becoming a "neighborhood". Residents are starting to recognize each other on the street and local merchants are remembering customers names. It's not quite the North End yet but progress is being made. We moved to the Seaport because of its proximity to the waterfront, to downtown and to the North End. We walk everywhere and we use the Silver Line to get to South Station and the Airport. One Seaport Square will be a game changer with its variety of retail and entertainment tenants. We look forward to its opening this fall.

I like much of what W/S has planned for the next phase. The office building designed for the former church site has a very cool architectural design. I suspect that it will lure the next big office tenant to the neighborhood. I especially like the central open space "spine"/ path to the harbor for the western site beginning at Summer Street. I like the fact that it is not all programmed as "green" space. Although we all want more trees in the Seaport some of the most successful open spaces in the Seaport are only partially green. The area to the east of Gather/District Hall where the Fallen Heroes memorial stands is a great public open space. There are events, fitness classes, holiday parties, and it serves as a nice place to have an outdoor lunch or cup of coffee. It gets a lot more use than the grass covered Fan Pier Park. (A good city needs both)

Keep up the good progress in the Seaport! Plant more trees on the streets and keep the neighborhood clean and safe. Residents and visitors will continue to come.

Duncan Gratton
Executive Director

Would be an excellent project that intelligently builds on top of transit (preventing additional congestion) and allows for an improvement of air quality inside Back Bay station. Would also generate significant tax revenue for the city of Boston and would provide dozens of high-paying, middle-class jobs (many of which would be union)

Andrew Bravo



BOSTON

Martin J. Walsh, Mayor

November 15, 2017

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

RE: *Notice of Project Change Supplemental Impact Report; and the Amended and Restated Development Plan for Planned Development Area No. 78 for Seaport Square*

Dear Ms. Polhemus:

The Boston Parks and Recreation Department (BPRD) has reviewed the *Notice of Project Change Supplemental Impact Report* (NPC); and the *Amended and Restated Development Plan for Planned Development Area No. 78* which are under Article 80 review. BPRD previously commented on the NPC in a letter dated April 7, 2017. The proponent has provided additional narrative, renderings and goals for open space. However, the following issues remain open:

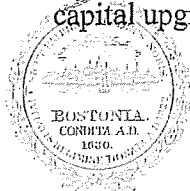
Park Acreage: The proponent has stated an increase in open space, however BPRD compared the 2010 FEIR and the 2017 plans and found no significant change in the net acreage of parks and plazas (sidewalks were not counted). It is important to have consensus on the acreage of parks.

Required Open Space: The 2009 PNF Scoping Determination and the 2010 MEPA Secretary's Certificate requested a detailed chart of all open space and to what it counted. It would be helpful to update this analysis for 2017 and include open space that has been approved under Chapter 91, Landlocked Tidelands, the Municipal Harbor Plan, etc.

Impact Assessment and Needs Analysis: It is desirable to update the 2009 DEIR impact assessment and needs analysis, to ensure that Seaport Square provides parks to serve 7.6 million sf of development and the projected users of the neighborhood in accordance with the ratios in the City's *Open Space and Recreation Plan*. Park land for active recreational use is a priority.

Mitigation: The 2017 NPC and the Amendment to PDA#78 should include the parks and plazas that were approved and mitigated in 2010 as applicable, particularly those for active recreational use. A commensurate amount of park land should be provided as appropriate if those amenities have been reduced. Additional park land should be considered for increased development - either onsite, offsite or through a contribution to a fund for future development of public parks. Important variables in the mitigation of impacts include the scale of development, the types of users, and the desired ratio of open space to serve the residents of the neighborhood.

Athletic Field: The 2009 DEIR included the following provision: "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."



Boston Parks and Recreation Department

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

Protection in Perpetuity: It is desirable that parks and plazas that are mitigated through State and City approvals should be permanently protected. Options include transfer to a public entity such as BPRD, or protection through conservation restrictions approved by the EOEEA. Agreements can be put in place to allow the park land to be privately maintained and improved, while publicly owned. A relevant model is the park recently created at A Street in Fort Point.

Block L3-L6: This park warrants further consideration. The 2010 FEIR and Secretary's Certificate originally approved a 55,000 sf public park for active recreational use on this site. The FEIR noted that it would feature "green lawns bordered by trees, park benches, flower beds, public art, a dog recreation space and a children's playground." The 2017 plan includes a predominantly hardscaped, retail oriented pedestrian plaza, which may feel privatized.

Block F: This park warrants further consideration. It was originally mitigated as 57,000 sf of aggregated green space designed as "a grand civic lawn large enough to support active recreation and concerts" with a small civic building and an MBTA head house sited to buffer the impact of Seaport Boulevard on the park. The 2017 plan includes an additional office building, reduced acreage and significant hardscape. This park complements the Fan Pier Green - together these green spaces would serve as a significant feature and amenity to the neighborhood.

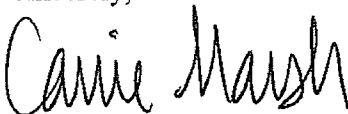
Blocks F and G: The open space shown on Blocks F and G should be determined to be pedestrian only, or a street. If it is open to vehicles, it should not be counted as open space.

Shadows: Any shadow impacts on parks at Block F and Fan Pier, and any other additional shadows cast on open space should be mitigated.

Design: BPRD supports the resolution of the urban design issues related to open space in the *Revised Scoping Determination in Connection with the NPC for the Seaport Square Project*.

In sum, the provision of permanently protected, publicly accessible park land is critical to the balanced development of this new neighborhood. Seaport Square should provide the park land which was previously approved in 2010, as well as additional park land to serve the proposed increase in development, at a mitigation rate commensurate to the scale of the project, and at a ratio to serve the needs of the neighborhood as a whole. Thank you for your consideration.

Sincerely,



Carrie Marsh, Executive Secretary
Boston Parks and Recreation Commission

cc: Christopher Cook, Commissioner, BPRD
Liza Meyer, Chief Landscape Architect, BPRD
Jon Greeley, Director of Development Review, BPDA
David Carlson, Deputy Director of Urban Design, BPDA
Michael Rooney, Project Manager, BPDA

My main point is that WS are asking for an additional 1 million+ sq ft of development while cutting down on open space (recreational greenspace) and civic space. I strongly feel that that if they are granted more development Sq ft that should be offset in additional sq. footage for open and civic space from the approved 2010 plan. We only have this one opportunity to get this right.

Gary Godinho

Hi Michael,
I am not able to attend tonight, but would like to express my support for the project.
Best,
Donna Brown, IAG

Date	First Name	Last Name	Organization	Opinion	Comments
10/4/2017	Katrina	Holden-Buckley	The Theatre Times	Neutral	Unless we make a devoted space for large scale theater and opera in this region, the city stands to lose much of its vibrant arts reputation, as well as enrollment in the many local Conservatories. Having a large house devoted to opera in the Seaport district can only boost the local dining scene, so a space that could be used by Boston's multiple opera and theater companies is rife for potential at this time and shouldn't be dismissed. The largest opera company in New England has no appropriate home and it's an embarrassment for the region and for a city that is otherwise supposedly a cultural hub.
10/4/2017	Ethan	Bremner		Support	I am writing in support specifically for the proposed cultural space and a large scale space usable for opera productions. I am a professional opera singer who works in and around Boston with Boston Lyric Opera, Odyssey Opera, Boston Opera Collaborative, Longwood Opera, and more. My enthusiasm for this wonderful city I call home is consistently tempered by its lack of a viable and reliable space for large scale opera productions. The sheer wealth of great works that are impossible to be done due to lack of space is so damaging to the perception of Boston as a well rounded cultural landmark. Regardless of whether someone is a fan of opera, you would be hard pressed to find a major city in the world who doesn't have a readily identifiable "home" for opera. It is sad that Boston has found itself in this position for almost 30 years since the "Opera house" transitioned after renovations made the space less viable for opera into a home for travelling musical theater productions and the Boston Ballet. As someone who makes his living through opera and someone who readily consumes opera it is embarrassing to meet newcomers and tourists to my beloved city who can possibly rightly claim "Boston isn't an opera city". A new space at seaport has a chance to change this paradigm. With consultation with BLO and the other voices in the opera community I guarantee we could put Boston back on the map for being a great musical force in the opera world.
10/4/2017	Abigail	Krawson	Opera on Tap	Support	I am strongly in support of building new performing arts spaces in the Seaport district, but want to emphasize that the type of spaces built are crucially important to the arts scene in Boston. As an opera singer, there are no adequate houses for singers to perform, and for an arts mecca, like Boston, this is just disgraceful. The non-profit organizations need an affordable and an accommodating space to make their art, and the many theaters and halls that Boston have, do NOT serve the opera patrons or performers well. I know hundreds of singers, orchestra members, backstage crew and production employees who could benefit from this space and from the employment it would provide. As a specific example, Boston Lyric Opera is the best paying, union gig in the city for professional opera singers, and every time we do a show that requires a chorus, we are sardine-canned into a small dressing room or given an open backstage space with false walls because the theater does not accommodate having a chorus of more than 10 people. It is absolutely critical that the new theater be one that can allow for a smaller crowd (500-800) or a larger crowd (1500+) so that all levels of non-profit performance companies can benefit from the space. I am urging you to consider creating a space to help opera, vocal and theater companies thrive. The conservatories of this city are cranking out some of the most talented performers in the United States, and it is shameful that they have to move on to a different city after graduation because the companies they wish to work for, have no where to put up their productions.

10/15/2017	Robert	Couture	Boston Lyric Opera Musician	Support	Boston lost a great Opera House in 1958 (see below) and opera companies in Boston have struggled to survive ever since. Over the past 50+ years, Boston has truly become a world class city but is unable to support a full time opera company, partly because we do not have a real opera venue. In a time when the City talks about supporting jobs in the Arts, it is looking away from an opera company that could grow if it had meaningful civic investment. Boston Lyric Opera is a significant example of an employer which provides local jobs for local artists. For the company to grow, it needs the kind of focused support that we see from the state and city for companies in other sectors. Black box theaters are terrific, but they do not serve grand opera. Black box theaters never achieve the iconic status of a Sydney Opera House or a Boston Symphony Hall. Tourists will travel to visit the Sydney Opera House in Australia and even the Budapest State Opera House in Hungary, but they will not travel to Boston to see a black box theater. We need to serve all the needs of Boston's arts organizations, large and small, but there is a gaping hole at the top where opera is concerned and it is high time that we bring back what we tore down in 1958. Build an iconic opera house in the new South Boston Seaport District and give that part of the city some architectural soul. Opera House Demise: During the Great Depression and World War II, the Opera House fell into disuse and disrepair.[1] In 1957, the Boston Redevelopment Authority, acting on behalf of the Northeastern University Trustees, declared it unsafe, and scheduled it for demolition. The local opera community demonstrated and petitioned the BRA to spare their only venue, but the order stood. The solidly built building was gutted in 1958, but proved difficult to demolish. Two demolition companies gave up in frustration, as the opera house resisted their efforts. Only after a new and larger wrecking derrick arrived, did the walls fall. A brick rescued from the demolished theater by noted WGBH-FM announcer Ron Della Chiesa is preserved in the theater's archives at Northeastern University. The archived plans for the Opera House may be viewed and copied by requesting an appointment with Northeastern University's Facilities or Space Planning and Design Department.
10/19/2017	Leo	Eguchi		Oppose	I was very much in favor of this development until I learned from the recent Boston Globe write up that the arts venue spaces, as currently proposed, would be so small. Our city has a significant shortage of opera and ballet sized theaters which is crippling segments of our arts, culture and economy. I strongly urge WS Development to build theater large enough to seat 1,000-1,500. Thank you, Leo Eguchi
10/19/2017	Thomas	Jones		Support	As a big supporter of Boston development, I must send a letter strongly urging the city to advocate for a REAL opera house in the Seaport. Boston needs this !!! Really, we do. We cannot call ourselves a "world class arts city" without a legitimate opera house. If you do the research, cities from San Francisco to Seattle; Houston to Chicago have dedicated opera houses. Boston Lyric Opera has struggled without a home base for a long time and the opportunity to address and fix this situation rests with the city and making a REAL opera house the key component in the remaining development and a deal breaker without it. Please, I urge you to do this. Boston can and will support this venue!! We need it. Respectfully submitted, Thomas M. Jones
10/22/2017	Stacey	Alden		Oppose	The latest Seaport plan calls for a couple of 500 (and fewer) seat theaters. This is clearly not the way we need to go. Boston is ready for and needs a large performing arts space to house the many arts organizations that call Boston it's home. There are many organizations like Boston Lyric Opera needing a home. It has been proven time and time again that the arts bring people together, strengthen our cities and provide much needed revenue. Build a large performance space worthy of all the talent Boston has to offer.

10/24/2017	Frank	Tempesta	Boston Philharmonic Orchestra	Neutral	Thank you for the opportunity to comment on the Seaport Square Supplemental Impact Report dated September 12, 2017. I do so as a senior member of a long time Boston performing arts organization, the Boston Philharmonic Orchestra. Having read the Boston Performing Arts Facility Assessment dated July 2017 as well as the September Impact Report, and attended the October 4, 2017 Seaport Square Impact Advisory Group meeting. I feel compelled to share the following. The proposed 500 seat flexible Performing Arts Center along with a 100 seat social space will certainly fulfill some critical needs of Boston's non-profit Performing Arts organizations. However, as the Boston Performing Arts Facility Assessment points out, current space restrictions used by performing arts organizations have strained the operations of many performing arts organizations and artists, and the shared needs of non-profit performing arts span seating capacities ranging from 150 to 1800 seats. There are few opportunities to address the systemic and critical needs of Boston's performing arts organizations for the foreseeable future other than the Seaport Square project. While I applaud the efforts of the BPDA and W/S Development Associates to address some of the critical needs, I urge BPDA to not approve the limited SeaPAC solution as proposed in the September 12, 2017 Seaport Square Supplemental Impact Report at this time. Instead, let's have a full conversation of potential solutions together with interested Non-profit Performing Arts organizations, the BPDA, and W/S Development Associates. We have the opportunity to bolster Boston as the cultural center of the country. Respectfully, Frank Tempesta Chairman of the Board (ret) Co-Chair of the Board of Overseers Boston Philharmonic Orchestra
10/24/2017	Nancy	Dimock		Support	I hope that you will still consider a larger performance space as part of this project. I know at one point there were plans for a space to be used by a large ensemble; we REALLY need that in Boston. There are venues for small audiences and small ensembles, but very few spaces for large groups. Please reconsider doing something like this. Boston needs its culture, and it seems like things are increasingly getting pushed around. Make a space for opera/ballet/large installations/whatever! Please.
10/25/2017	Zach	Cole	TD Bank	Support	We desperately need a grocery store to be added asap. As well as more retail options and store fronts within the Fort Point neighborhood.

10/26/2017	Kevin	Green		Support	<p>DATE Michael.Rooney@boston.gov Michael Rooney, Project Manager Boston Planning and Development Agency One City Hall Sq., 9th Floor Boston, MA 02201 Dear Mr. Rooney, I write in support of a commitment to a larger cultural space to be included in the proposed Seaport Square development. Boston has a long and rich history of supporting the arts and this project presents a unique, once in a lifetime, and tremendous opportunity to add a new and dynamic performance arts facility to that story. Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency are to be commended for maintaining a focus on the arts as part of this development. It is clear that the need for sufficient resources to support Boston's arts and culture community is wide and varied. I ask that the developers continue their discussions with the community and enhance their plans to create a more significant performance center to serve the arts community and the Boston community more broadly and for the long-term. I have been a freelance musician in the Boston area for many years and am currently a member of the Boston Lyric Opera orchestra and other orchestras that perform in the beautiful and historic theaters in Boston. I love seeing the interiors of these theaters and believe they enhance the audience's experience, but the business ends of the theaters that are affordable to nonprofit arts organizations such as BLO are absolutely not suited to the needs of large productions that require room for even a mid-sized production (orchestra, dressing rooms, accommodation for sets, enough restrooms for 75-100 cast and crew members, etc.). The existing larger theaters such as the Wang and Opera House are only a bit better suited to these needs but are too expensive to rent, and some have a history of managers unwilling to work with nonprofits to make their theaters affordable. Perhaps the old Boston Opera House, the one that was built for operas and ballets, would have been just what organizations such as the BLO, Boston Opera, Boston Ballet, and Broadway productions to name a few needed for a home. However, it was torn down many years ago, and unlike so many cities in this country (many smaller than Boston), Boston has not had such a facility since. I believe it is essential to many area arts organizations and the many people it employs to be able to utilize a performance space that is built for the large productions that are so popular with the community but are not possible to properly produce in Boston. It would certainly draw more audience, including tourists and those coming to Boston specifically for a performance, and employ more people than is currently possible. I also believe that trying to save money by not building such a facility when the space for doing so is only available at this time would be something that will keep Boston from being considered the world class city it aspires to be. Boston is known around the world and across the US for the lack of a proper large performance facility. Thank you for your consideration. I look forward to seeing a proposal for a much bigger, state of the art theater facility at the new Seaport development. Sincerely, Kevin Green 5 Grapevine Way Medway, MA 02053</p>
10/27/2017	Amy	Fitzgibbons		Oppose	<p>What happened to the 2008 approved school and library that were designated to be built? We need to ensure that our civic and cultural obligations are upheld. Unless those elements are incorporated into this proposal it should not be approved.</p>

10/27/2017	Esther	Nelson	Boston Lyric Opera	Oppose	<p>October 27, 2017 Michael Rooney, Project Manager Boston Planning and Development Agency One City Hall Sq., 9th Floor Boston, MA 02201 Dear Mr. Rooney, I write in support of a commitment to a larger cultural space to be included in WS's proposed Seaport Square development. Mayor Walsh, the City of Boston, and the Boston Planning and Development Agency are to be commended for maintaining a focus on the arts as part of this development. But on behalf of the non-profit performing arts organizations that produce work in the city, I ask that the developers be encouraged to enhance those plans to create a more significant performance center to make the Seaport a vibrant neighborhood and develop a destination site that will serve as a cultural legacy for the City. We are at a unique moment in Boston, with record-breaking growth and development, and a vibrant environment where business leaders from around the country are considering us as a place for their thousands of employees. This new, educated and young workforce, will be drawn to a performing center that showcases the performance innovations of today and for the future, and is designed to reflect our growing population diversity and needs, as well as the growing audience of Boston Lyric Opera. New technologies are providing greater, more exciting experiences for audience members. Vibrant cultural cities also offer an accessible and economically feasible performance space dedicated to professional non-profit producing companies of varied sizes, which is currently lacking in Boston. Such a space should be a welcoming center for community and for the organizations whose significant audiences have buying power and whose productions have broad appeal. In doing this, a true performing arts center, properly envisioned and designed with maximum flexibility, also will accommodate the organizations that need smaller performances and rehearsal spaces. On its own, Boston Lyric Opera offers 350 employment and training opportunities for local artists and production staff every year. This number is a fraction of the creative community in Boston. With a space designated for non-profit producers that is accessible to us and our colleagues, I am confident that the numbers of local employment opportunities will increase significantly. A signature, state of the art performance center with flexible space options will effectively serve the greatest possible number of Boston arts organizations, artists, and employees. Thank you for your consideration. Sincerely, Esther Nelson</p>
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