

776 Summer Street – Phase 2



HOUSING

- +/- 636 Total Units
- +/- 100 Affordable & Middle-income Units
- \$8.9M in Housing Linkage

JOB

- \$20M Community & Workforce Investment
- +/- 1,000 Construction Jobs
- +/- 750 Permanent Jobs
- \$1.7M in Jobs Linkage

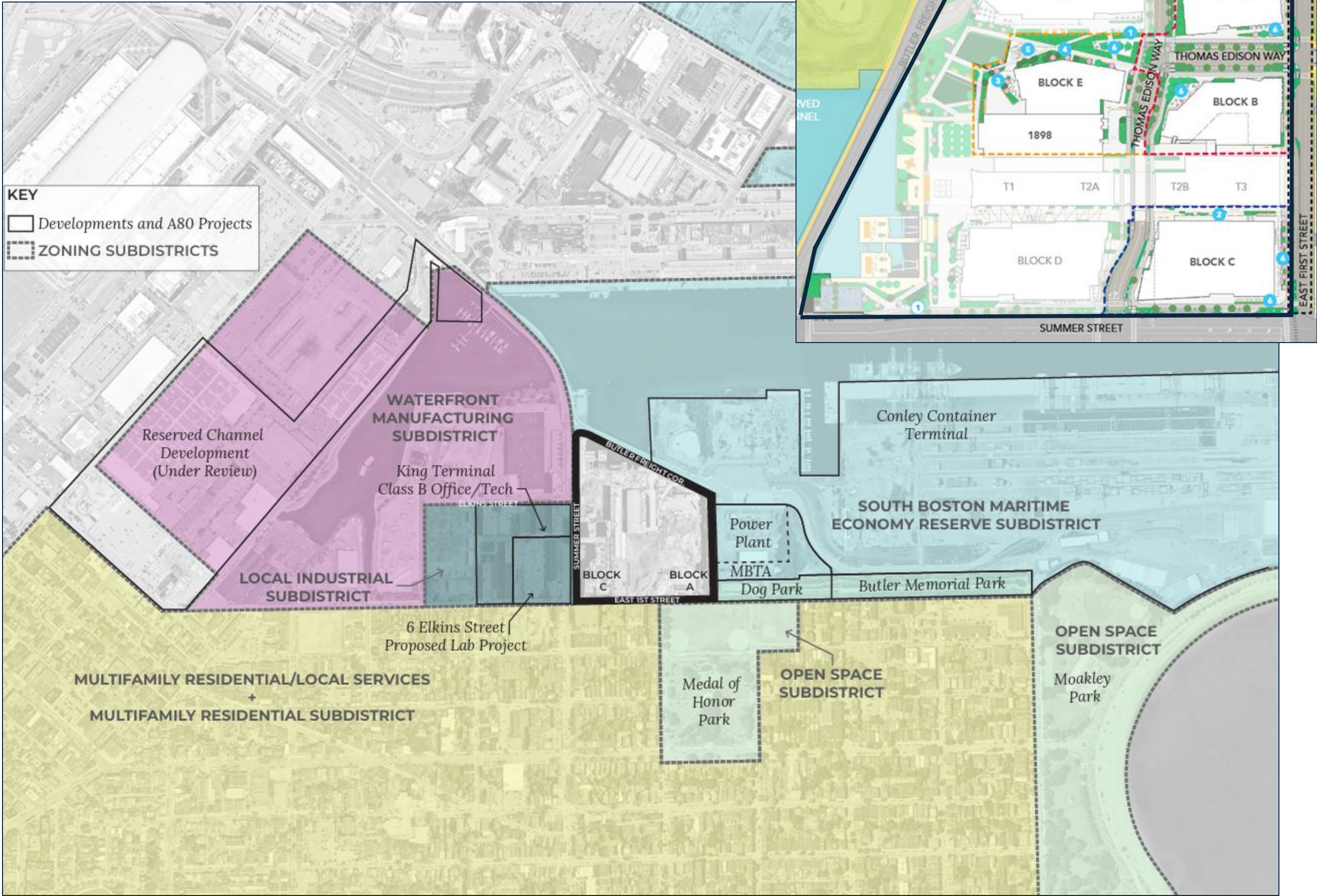
COMMUNITY

- \$74MM Deconstruction & Remediation
- 2 Acres of New Open Space
- New Bluebike Station

SUSTAINABILITY

- LEED Silver, Passive House, All-electric Residential Buildings
- Targeting LEED Gold on Block C

PLANNING AND ZONING CONTEXT



PLANNING AND ZONING CONTEXT

EAST & WEST FIRST STREET PLANNING AND REZONING ('11)

- Established 1st Street as a transition zone between residential and working waterfront uses

SOUTH BOSTON EDISON POWER PLANT PLANNING PROCESS REPORT ('17)

- Outlined street network and use connectivity to neighborhood

COASTAL RESILIENCE SOLUTIONS FOR SOUTH BOSTON ('18)

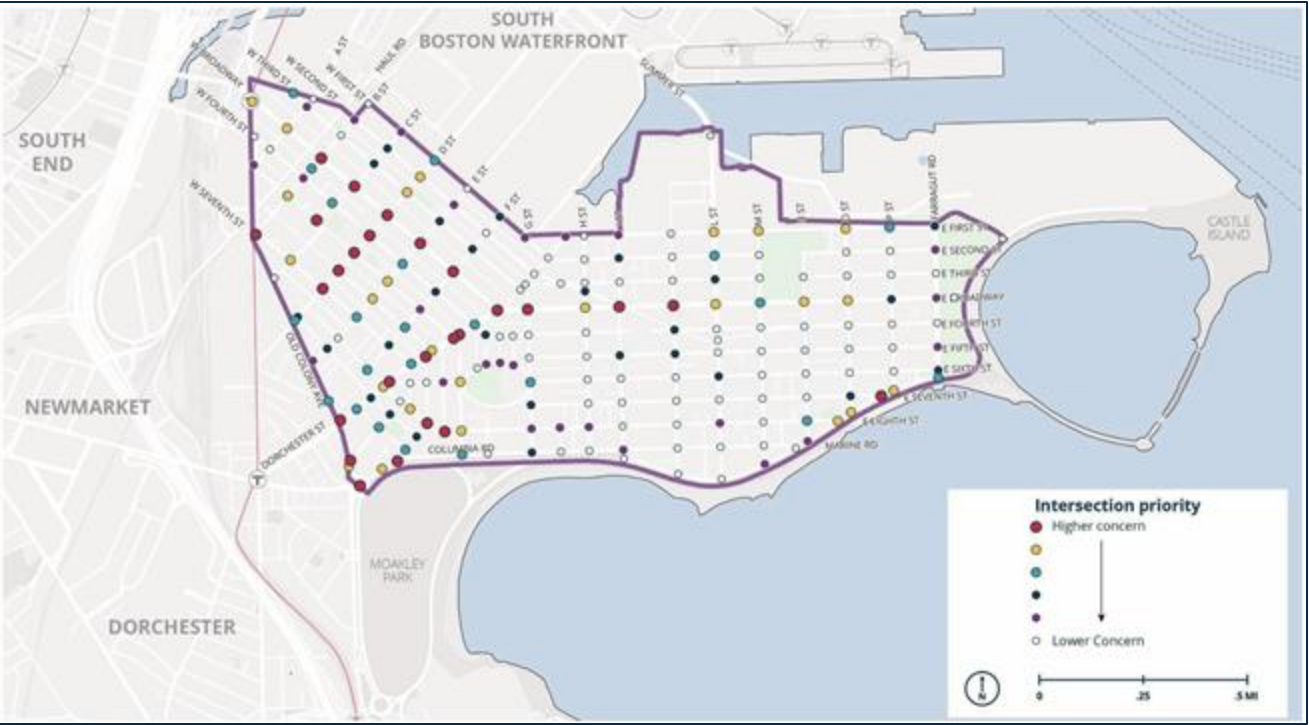
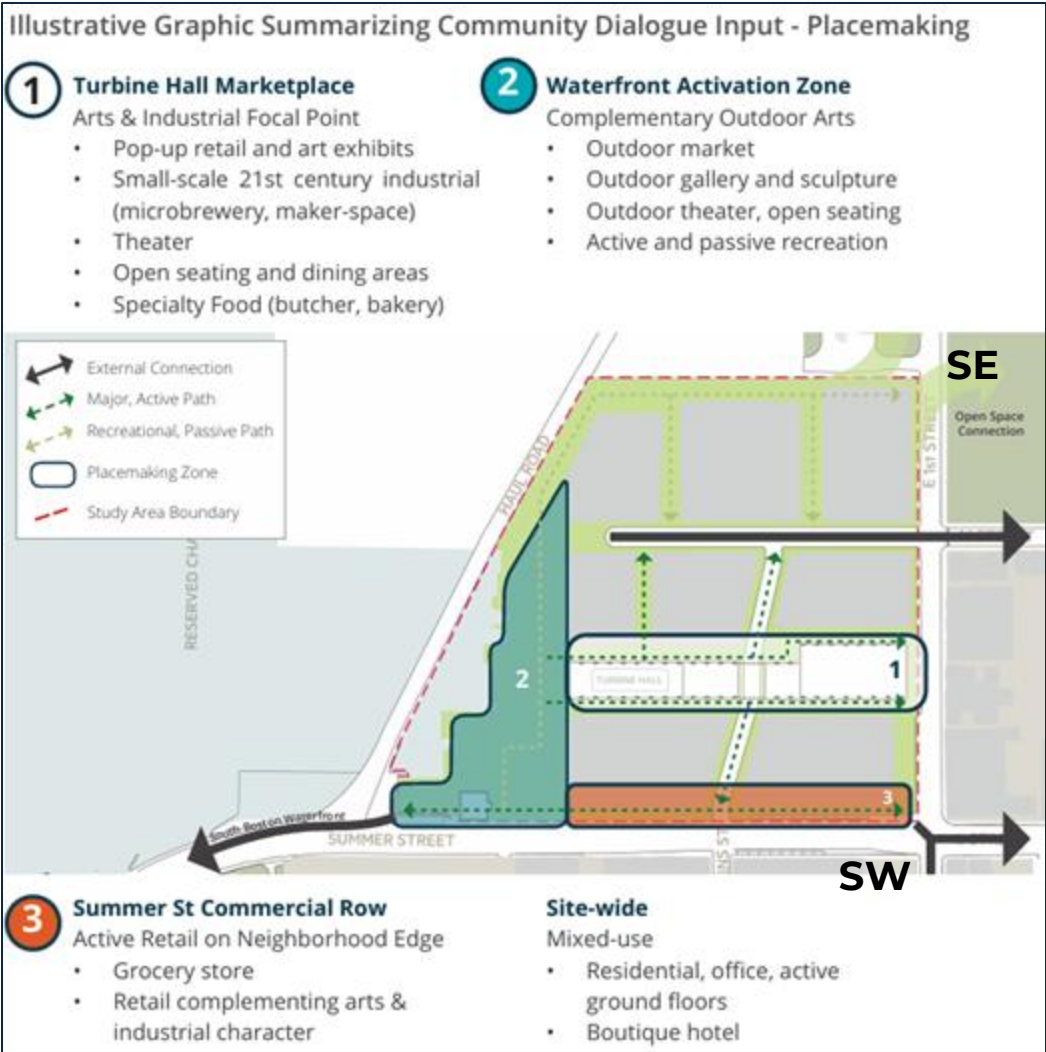
- Identified flooding potential at northern portion of the site

SOUTH BOSTON SEAPORT STRATEGIC TRANSIT PLAN ('23)

- Identified Summer Street as a multimodal corridor

SOUTH BOSTON TRANSPORTATION ACTION PLAN (ONGOING)

- Draft recommendations for 1st Street and Summer Street conditions



776 Summer

PHASE 2 – BPDA Board Meeting

June 18, 2026



hrp^{GROUP}

REDGATE[™]

vhb

Gensler

ARUP

fo

scd

utile

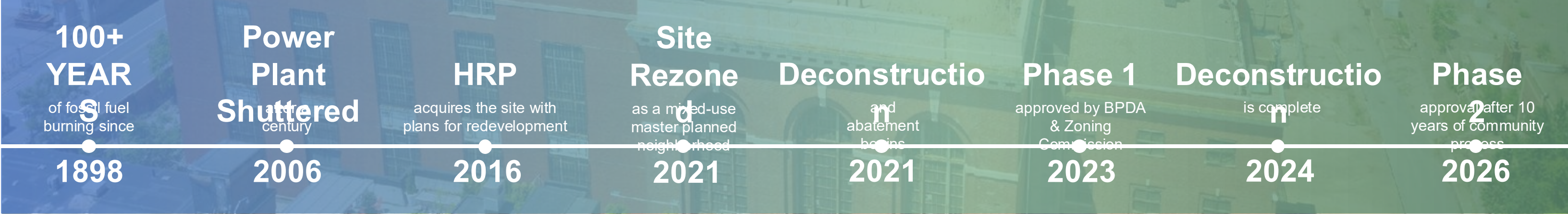
ARROWSTREET
ARCHITECTURE & DESIGN

SITE OVERVIEW & NEIGHBORHOOD ADJACENCIES



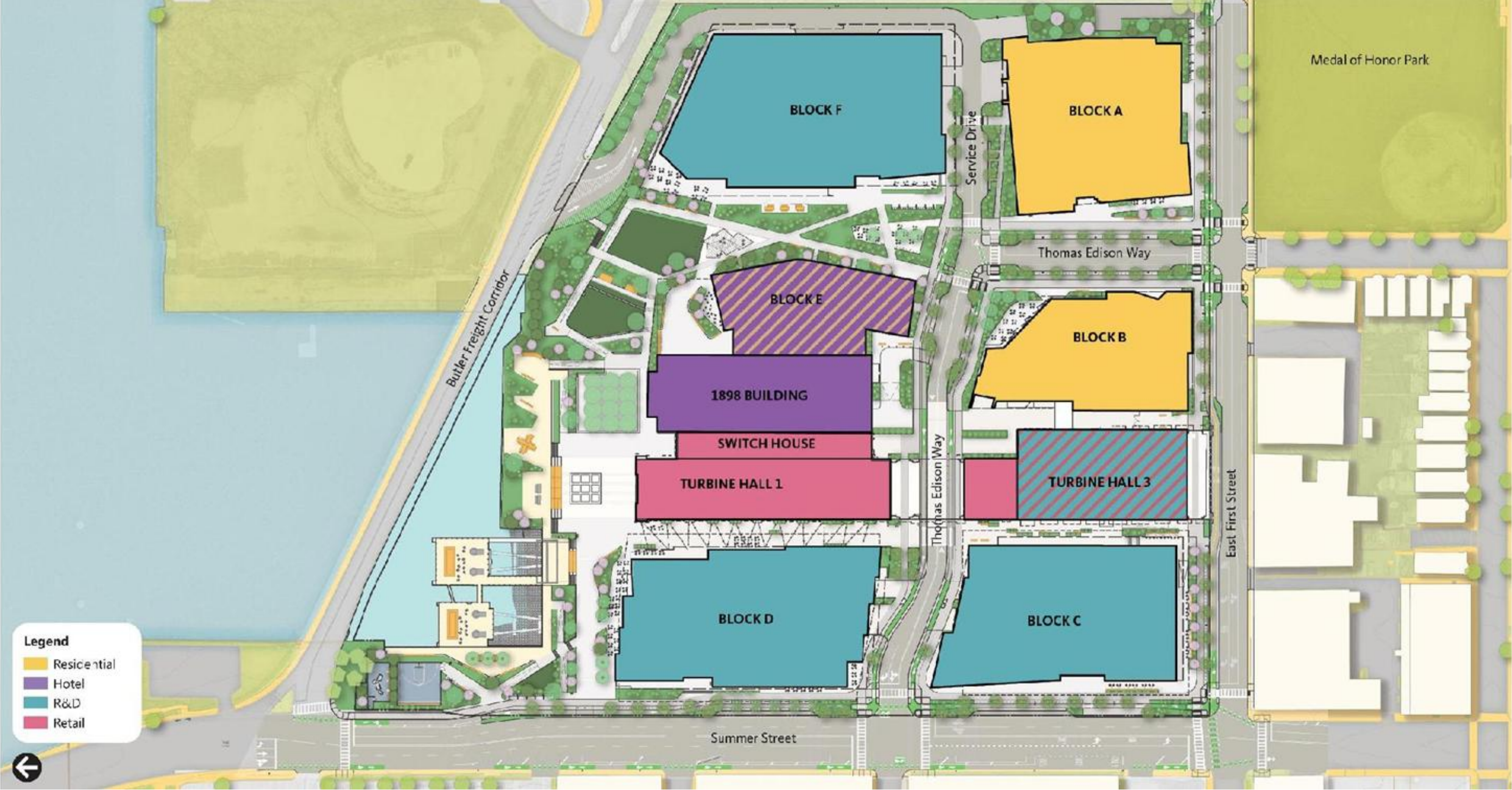
A TRANSFORMATION IN SOUTH BOSTON

20 YEARS IN THE MAKING



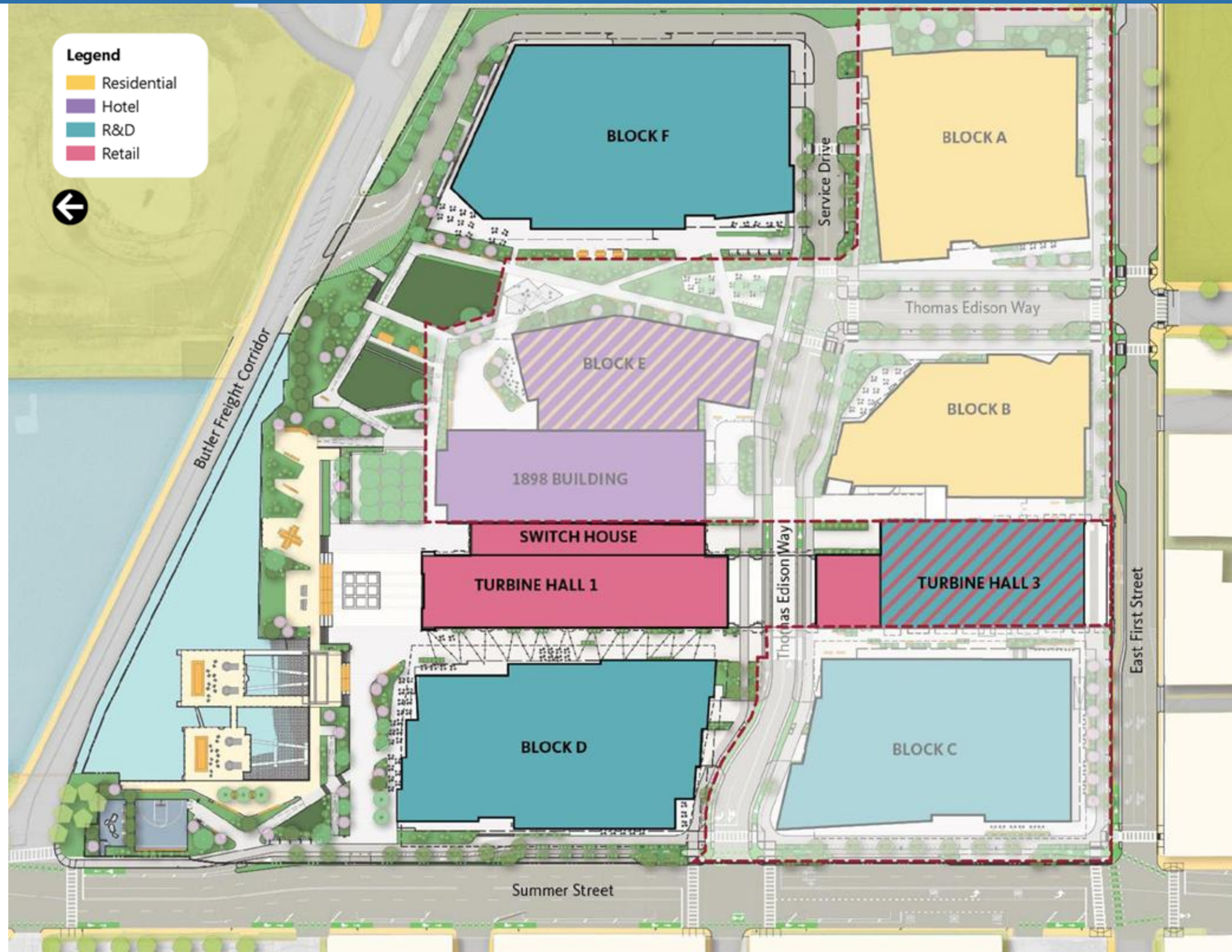
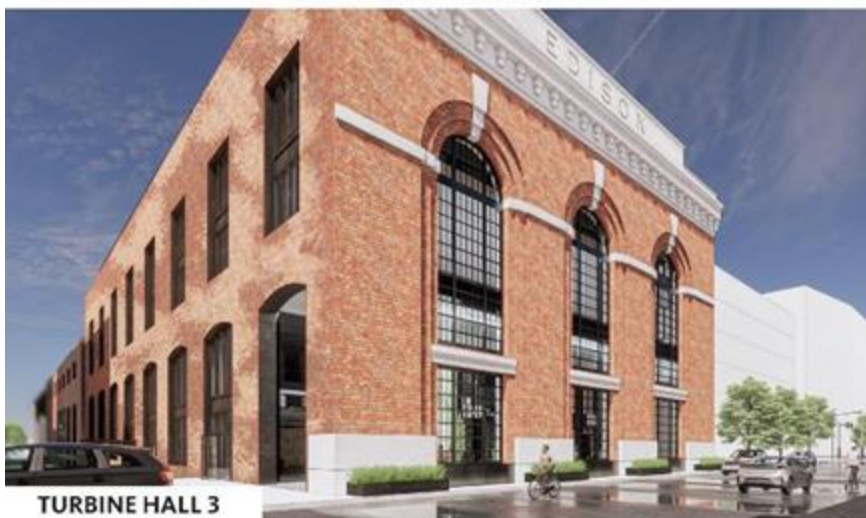
FULL BUILD

Site Plan



PHASE 1

PDA Development Plan Approved January 2023

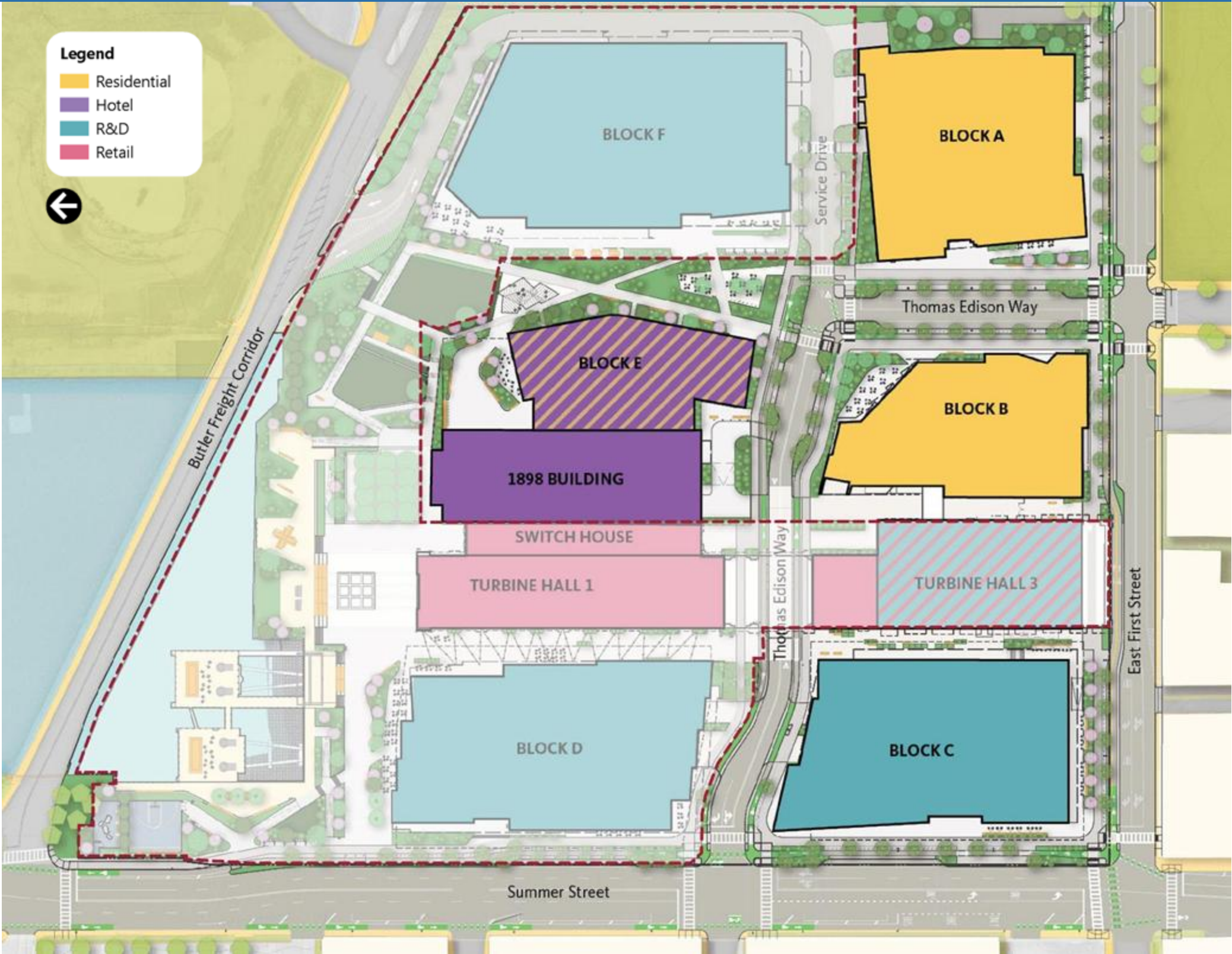


PHASE 2

Site Plan

- Phase 2 scope includes:**
- Up to 636 residential units, including 16% affordable & middle-income units
 - Up to 240 hotel rooms
 - 310,000 square feet of office/R&D uses
 - 41,000 square feet of retail uses
 - 2 acres of open space
 - Internal Roadways, including pedestrian and cycling infrastructure
 - East First Street Improvements including pedestrian and cycling infrastructure

BLOCK	GFA (SF)
BLOCK A	193,500
BLOCK B	197,000
BLOCK E/1898	305,000
BLOCK C	330,000
TOTAL PHASE 2	1,025,500
MASTERPLAN (Phases 1 & 2)	1,780,000



PHASE 2 – BLOCK A

PERSPECTIVE VIEW

Block A

- +/- 220 Units
- 185,500 SF Residential
- 8,000 SF Retail
- 7 Stories



PHASE 2 – BLOCK B

PERSPECTIVE VIEW

Block B

- +/- 250 Units
- 191,000 SF Residential
- 6,000 SF Retail
- 10 Stories



PHASE 2 – BLOCK C

PERSPECTIVE VIEW

Block C

- 310,000 SF R&D
- 20,000 SF Retail
- 10 Stories



PHASE 2 – BLOCK E & 1898

PERSPECTIVE VIEW

Block E / 1898 Building

- +/- 150 Units
- 160,000 SF Residential
- 138,000 SF Hotel
- 7,000 SF Retail
- 18 Stories



PHASE 2 – BLOCK E & 1898

PERSPECTIVE VIEW



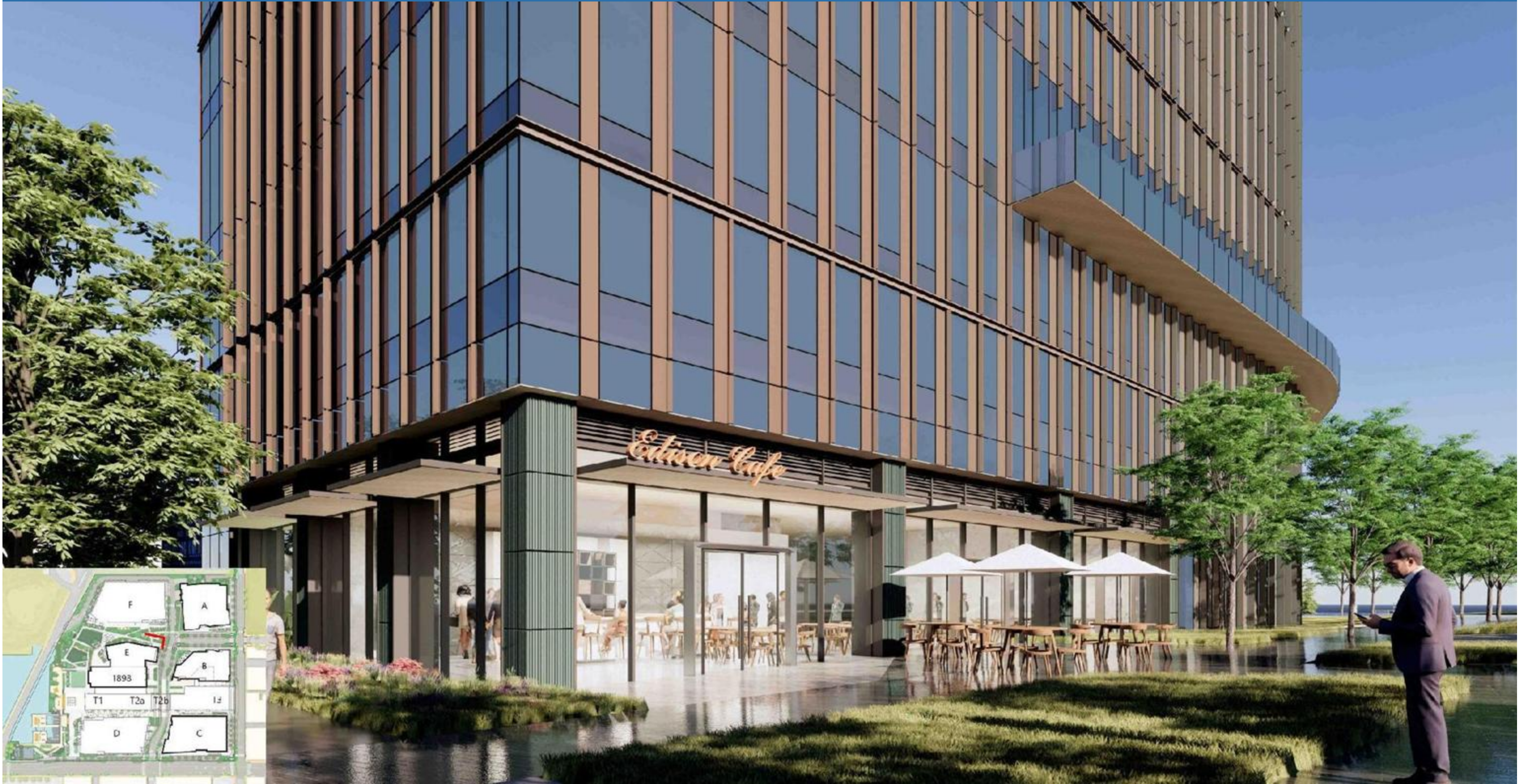
PHASE 2 – PUBLIC REALM

POCKET PARK



PHASE 2 – PUBLIC REALM

EDISON PLAZA



PHASE 2 – PUBLIC REALM

WATERFRONT OVERLOOK



PHASE 2 SUSTAINABILITY



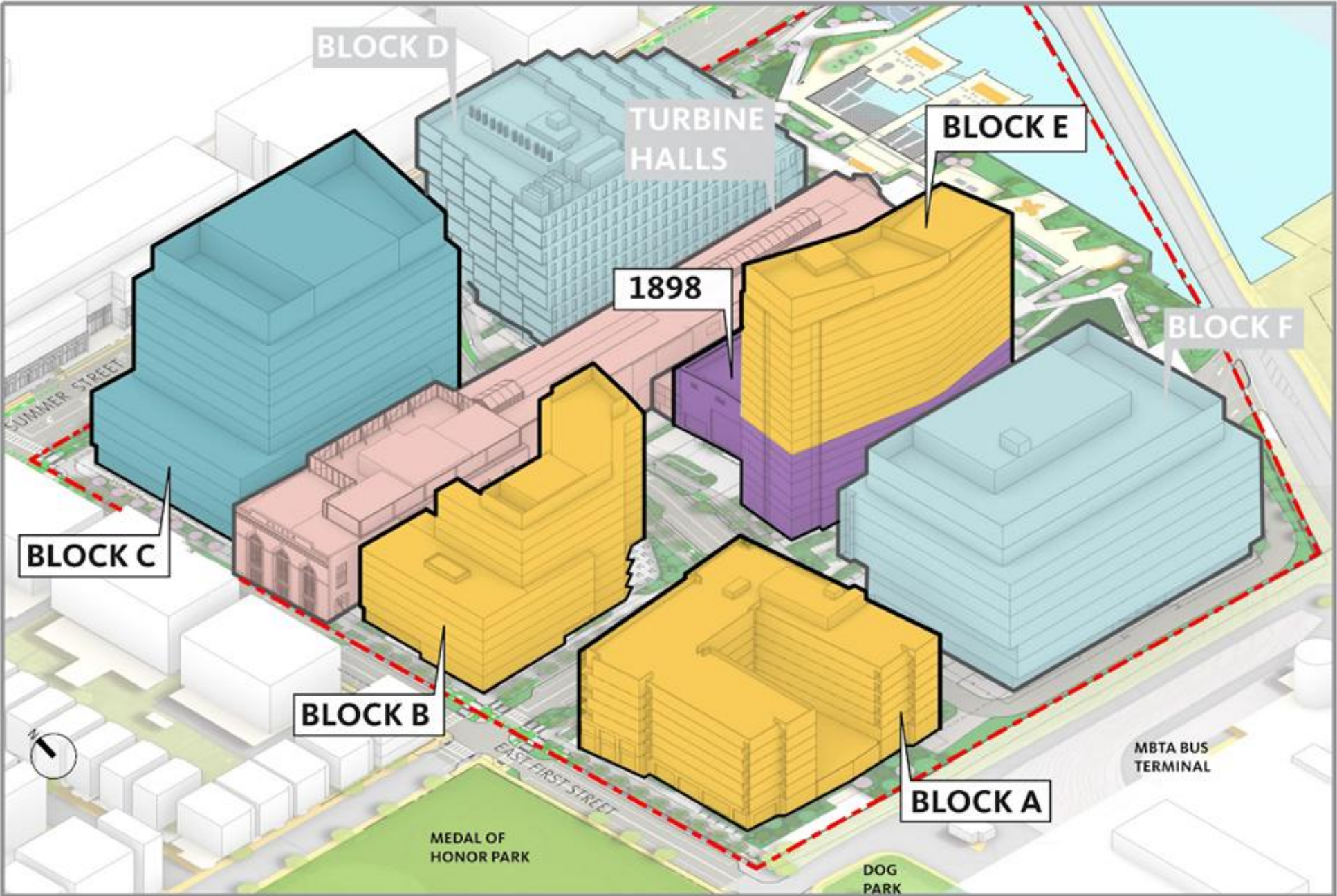
LEED Gold on Block C



LEED Silver on Block A, B & E/1898



LEED Platinum on one Building*



*One building in either Phase 1 or Phase 2 will achieve LEED platinum certification. Feasibility for Phase 2 buildings will be analyzed during the design process



Passive House for all Residential



All Electric Residential
Exceeds commitment to an all electric building on Block B



Rooftop solar to be studied for Block C

PHASE 2 SUSTAINABILITY



INDOOR WATER REDUCTION
25 - 35% potable water reduction



CONSTRUCTION & DEMOLITION WASTE
75% diversion from landfill



LOW EMBODIED CARBON
Reductions targeting embodied carbon in structure and envelope



OUTDOOR WATER REDUCTION
Target 50% potable water reduction and native species



MATERIAL TRANSPARENCY & OPTIMIZATION
Select materials with HPDs and red list free as feasible



ENVIRONMENTAL PRODUCT DECLARATIONS
40 EPD target with priority for product specific EPDs

COMMUNITY IMPACT OVER \$450 MILLION



\$74M DECONSTRUCTION & ENVIRONMENTAL REMEDIATION

Environmental

+/- 100 AFFORDABLE & MIDDLE-INCOME UNITS
+/- 636 TOTAL UNITS
\$19M LINKAGE PAYMENTS

Housing

\$20M COMMUNITY & WORKFORCE INVESTMENT
+/- 2000 CONSTRUCTION JOBS
+/- 1500 PERMANENT JOBS
\$3M LINKAGE PAYMENTS
\$15M ANNUAL PROPERTY TAX

Community & Workforce

5.7 ACRES OPEN SPACE
NEW LINK IN **HARBORWALK**
2.5 ACRES WATERFRONT PROMENADE
3 BLUEBIKE STATIONS

Open Space & Transit

\$175M PRESERVATION & ADAPTIVE REUSE OF **4 HISTORIC TURBINE HALLS**
11,000 SF CIVIC SPACE
SITE WIDE HISTORIC INTERPRETATION

Historic Preservation



BLOCK B

BLOCK A

BLOCK E

THANK YOU

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