

August 28, 2026

Raymond L. Flynn Marine Park -

Final Master Plan Update Transportation Advisory Committee



Planning Department

CITY of BOSTON

AGENDA

- 1** Introductions & TAC Overview
- 2** North Jetty Project
- 3** Article 80 Project Updates
- 4** RLFMP Resilience Planning
- 5** Non-Transportation Maritime Improvement Projects
- 6** Transportation Improvement Projects
- 7** Transportation Project Financing

1 - Introductions and TAC Overview



RLFMP Transportation Advisory Committee

Comprised of appointees from:

- City of Boston Transportation Department;
- BPDA Real Estate and Planning Departments;
- Massport Authority;
- MassDOT;
- MBTA;
- RLFMP Business Association;
- Seaport Transportation Management Association

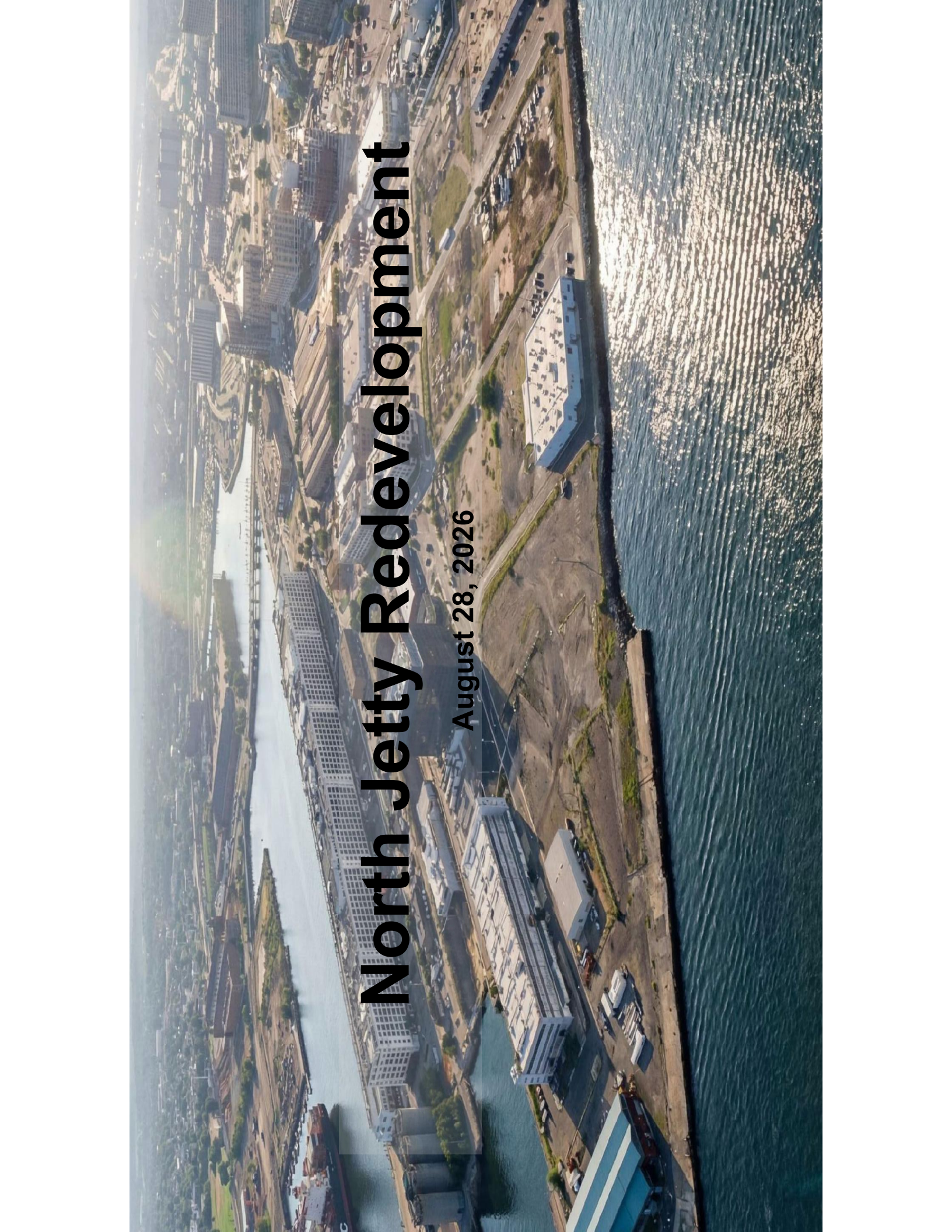
RLFMP Master Plan Timeline

- **1999** - Original Master Plan
- **2005** - Master Chapter 91 License
- **2015-2017** - Master Plan Update Study including Stakeholder Engagement
- **December 2017** – Master Plan Update Submittal
- **January 2018** - Certificate
- **May - July 2019** - RLFMP Park Technical Advisory Committee Process
- **February 2020** - Master Plan Update Feedback from State
- **2020-2021** - Additional BPDA analysis and regular meetings with the State
- **February 2022** – Final Master Plan Update Submittal
- **June 2022** - EEA MEPA Certificate Issued on Notice of Project Change
- **July 2022** – EEA MEPA Certificate Special Review Procedure
- **February 2024** – Chapter 91 Consolidated Written Determination DRAFT
- **March 26, 2024** - Chapter 91 Consolidated Written Determination FINAL



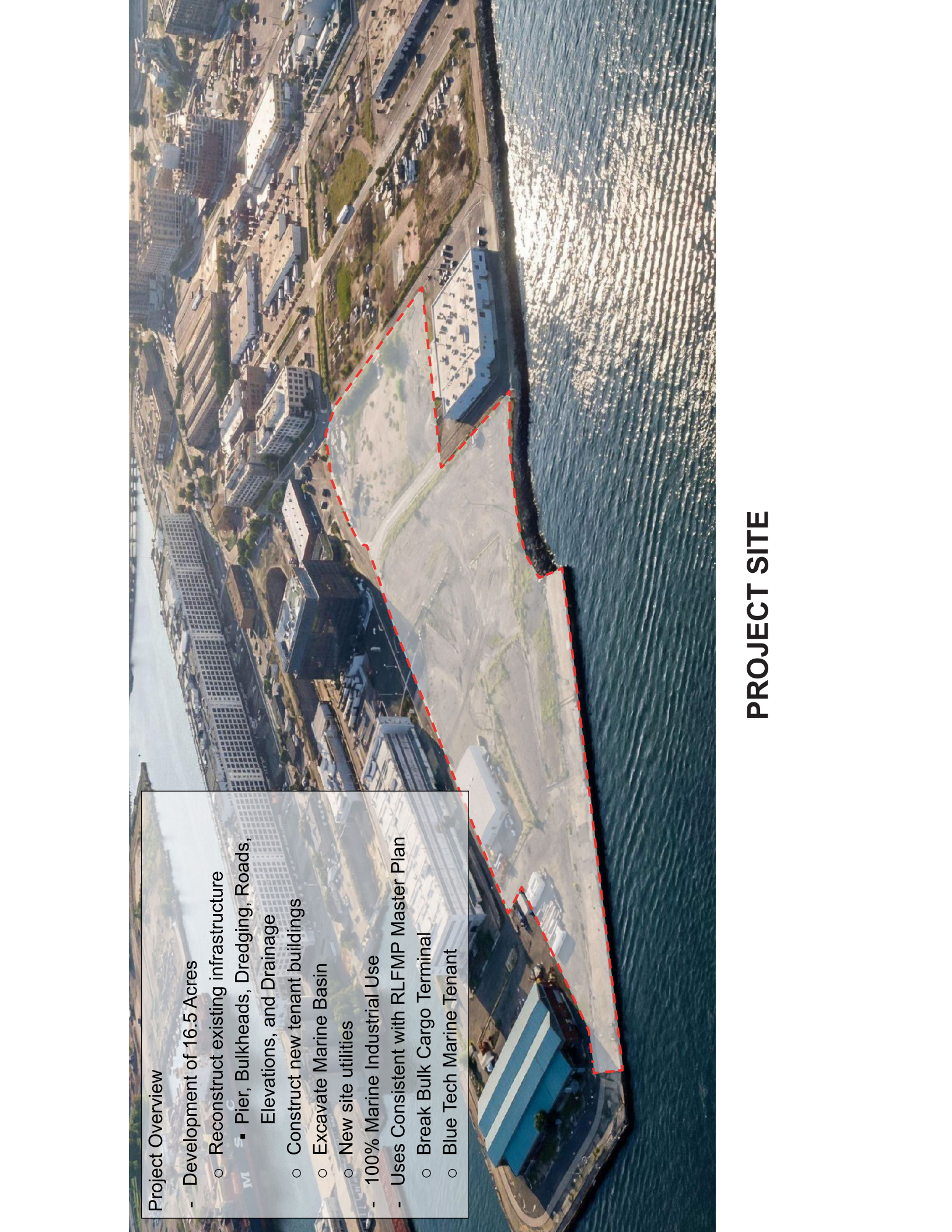
2 - North Jetty Project



An aerial photograph showing a large-scale urban redevelopment project. In the foreground, a long, narrow strip of land is under construction, featuring several large, modern, multi-story buildings with light-colored facades. The land is bordered by a body of water on the right and a city skyline in the background. The city includes various residential and commercial buildings, a bridge, and a river. The sky is clear and blue.

North Jetty Redevelopment

August 28, 2026



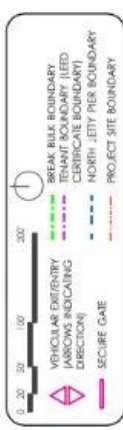
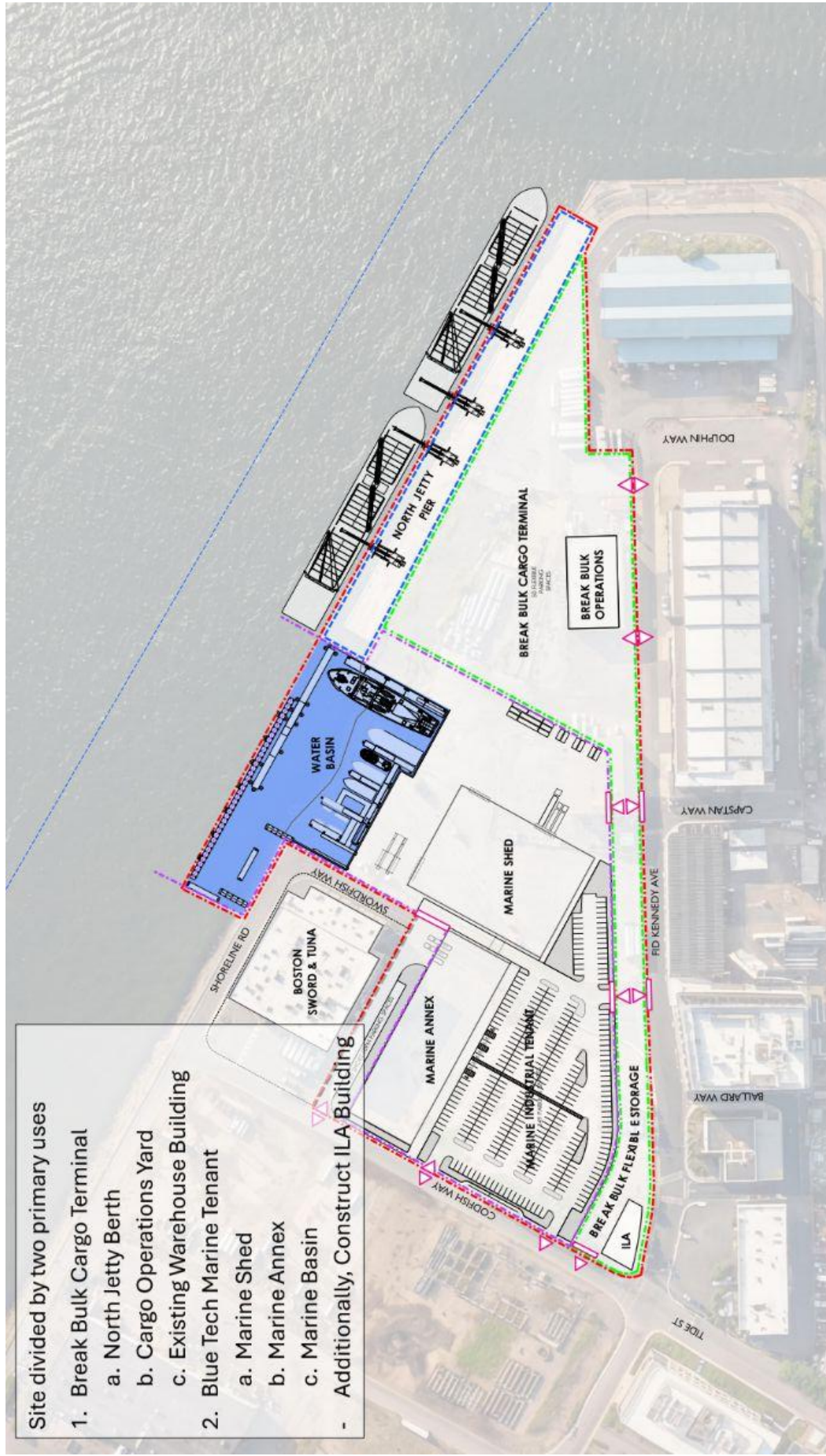
Project Overview

- Development of 16.5 Acres
 - Reconstruct existing infrastructure
 - Pier, Bulkheads, Dredging, Roads, Elevations, and Drainage
 - Construct new tenant buildings
 - Excavate Marine Basin
 - New site utilities
- 100% Marine Industrial Use
- Uses Consistent with RLFMP Master Plan
 - Break Bulk Cargo Terminal
 - Blue Tech Marine Tenant

PROJECT SITE

Site divided by two primary uses

1. Break Bulk Cargo Terminal
 - a. North Jetty Berth
 - b. Cargo Operations Yard
 - c. Existing Warehouse Building
 2. Blue Tech Marine Tenant
 - a. Marine Shed
 - b. Marine Annex
 - c. Marine Basin
- Additionally, Construct ILA Building



SITE PLAN

Project Schedules and Impacts

Project Schedule and Impacts

- Transportation Analysis
 - Will be provided in November 2026
- Construction Scope
 - Waterfront Infrastructure Rehabilitation
 - Sitework – Grading, Resurfacing, Utilities
 - Building Construction – 2 Buildings
- Construction Timeline
 - Start – September 2027
 - Complete – October 2029

Questions?

THANK YOU!

2 - Article 80 Project Updates



RLFMP Active Project Review (Article 80/MEPA/Ch.91)



- **22 Drydock Avenue** Chapter 91 Licensing complete, [Under construction](#)
- **EMS Station** Chapter 91 Licensing complete, [Under construction](#)
- **2 Harbor Drive Phase II** Under Review
- **Parcel U** Under Review
- **North Jetty** Under Review
- **Parcel M** Designated

ACTIVE PROJECTS

- Under Construction
- Permitting
- Pre-Permitting



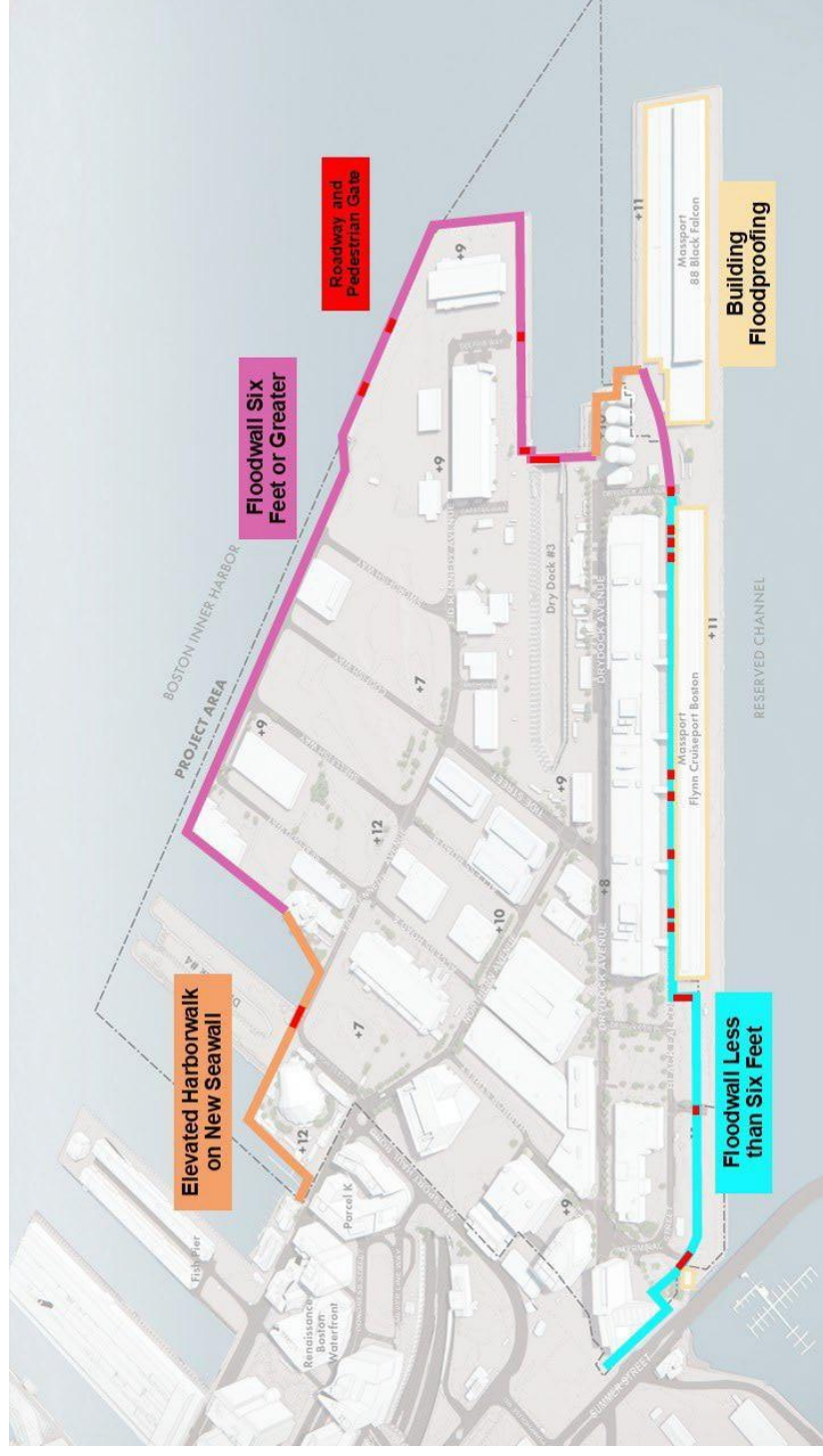
3 - RLFMP Resilience Planning



Preferred Alignment: Option A5

The preferred alignment (Option A5) includes construction of a FBS along the northern and eastern coastal perimeter of RLFMP, moving to an inland alignment along Black Falcon Avenue. Based on feedback received during stakeholder engagement, this alignment excludes the following infrastructure from the coastal flooding line of protection: Massport-owned sites at 88 Black Falcon Avenue and the Cruiseport and a building between Parcels C1 and A outside of EDIC property.

The primary differentiator of the preferred alignment is that it includes protection to the designated DFE for all structures located on EDIC-owned land within RLFMP. Additional tie-ins, to be developed in future phases of the Project, are necessary to achieve the full long-term flood mitigation benefits of the preferred FBS alignment.



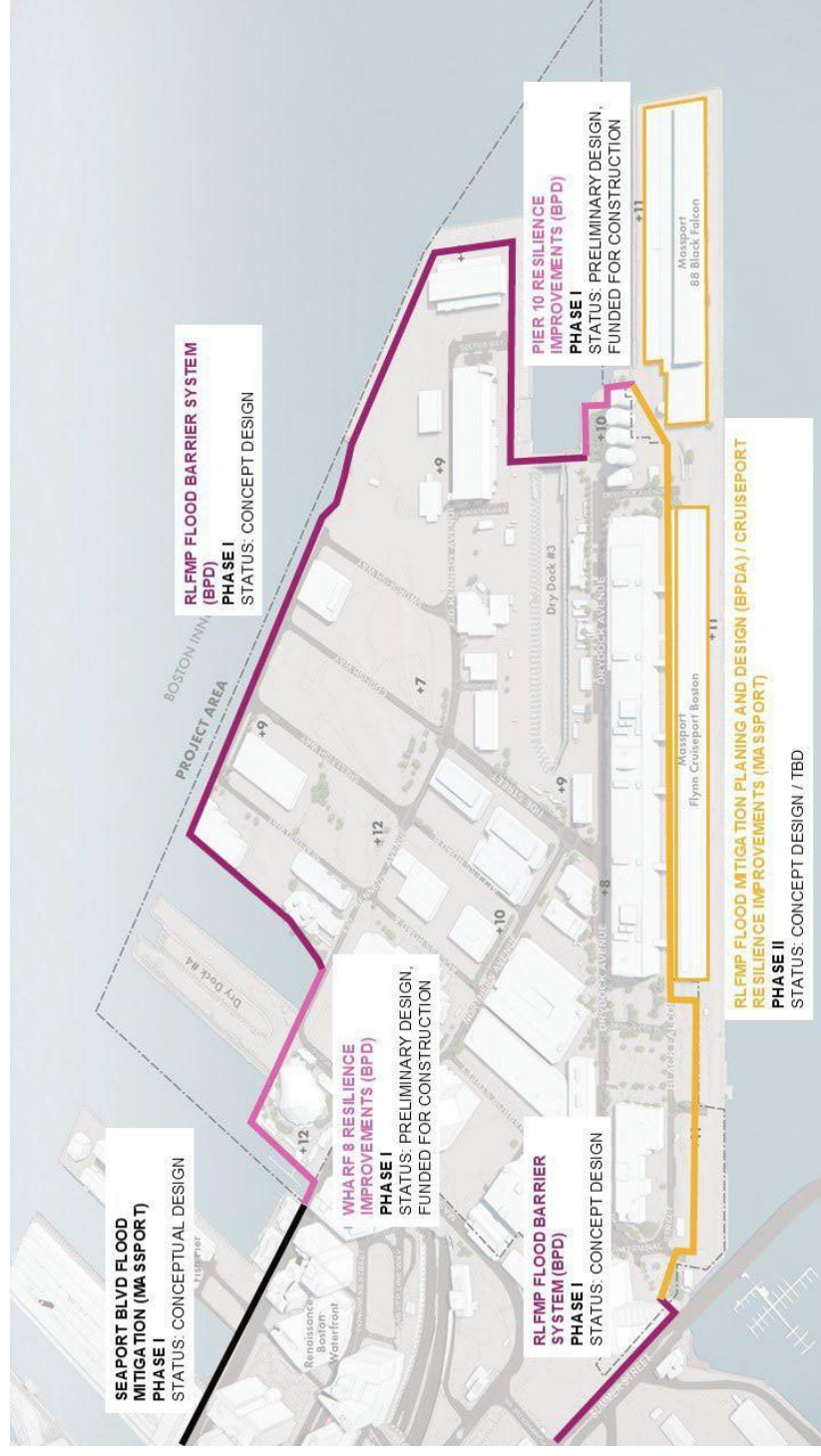
Phasing Strategy

Phase I

- Recommended implementation by 2030 at the 2050 DFE (higher if feasible)
- Stormwater infrastructure should be upgraded prior to or concurrent with Phase I

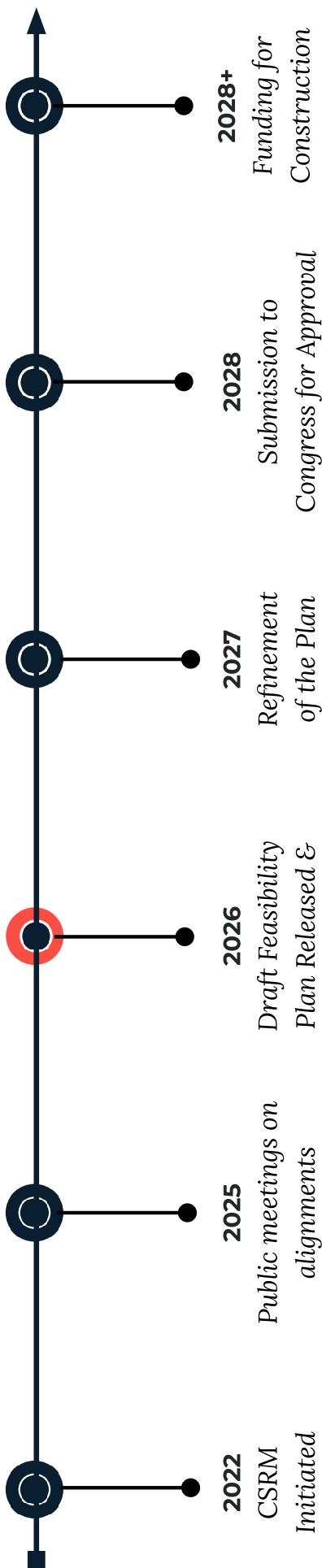
Phase II

- Recommended implementation by 2050 (segment between Parcel K and Parcel A)
- Building level flood protection at the Cruiseport and 88 Black Falcon Ave should be implemented prior to 2050



PROGRESS TO DATE

U.S. Army Corps of Engineers Coastal Storm Risk Management Study



4 - Non-Transportation Maritime Improvement Projects

B

SOUTH JETTY BULKHEAD REPLACEMENT

Replacement of the 1940's steel sheet-pile bulkhead at the East end of the Jetty and demolition of the failed wharf structure.

COMPLETE

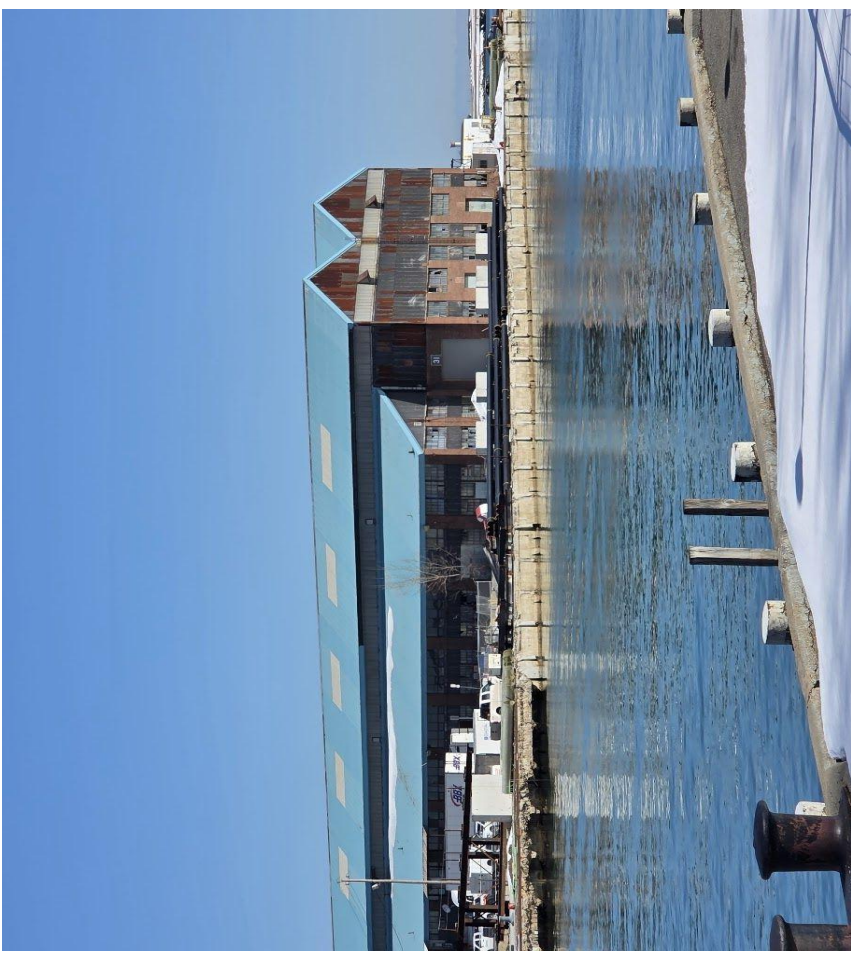


COLLINS
ENGINEERS



FENDER PILE REPAIRS: SOUTH JETTY

Installation of mooring dolphins within demolished pier footprint to accept berthing of vessels at South Jetty.



COMPLETE

RLFMP: BERTH 10 REPAIRS

Engineering and construction of repairs to Berth 10 in the RLFMP identified by the agency-wide waterfront infrastructure assessment.

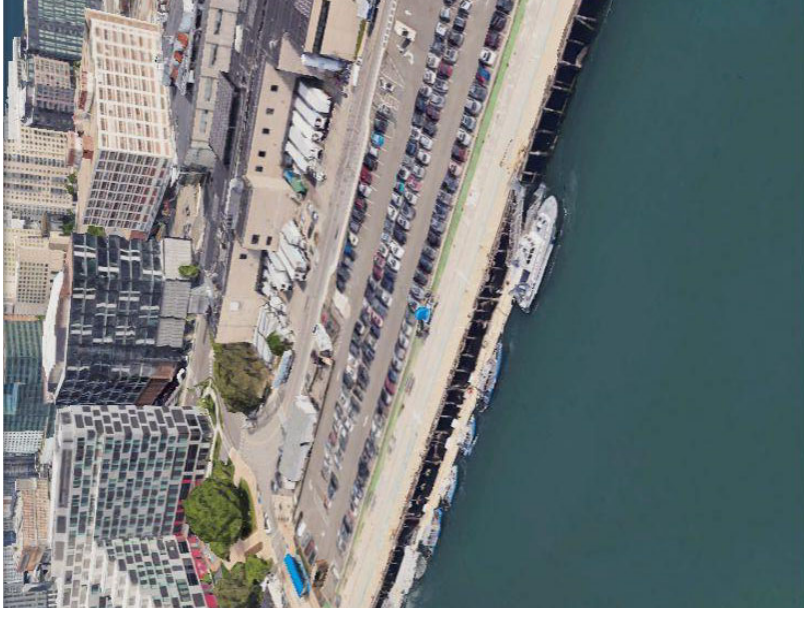
FALL 2026

TARGET BIDDING

8 MONTHS

CONSTRUCTION DURATION

IN DESIGN



5 - Transportation Improvement Projects

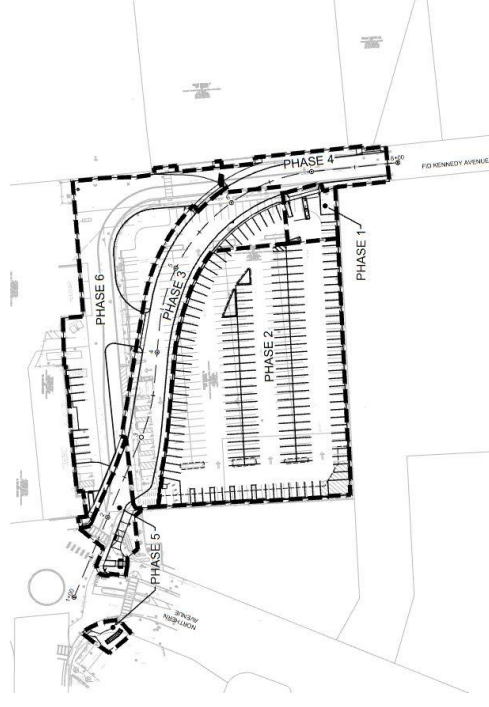
B

FID Kennedy Design Concept

- BPDA originally presented 3 concepts for consideration for the FID Kennedy Realignment
- Based on MPBA feedback, a new 4th concept (Compromise Option) was proposed which received a letter of support from the MPBA
- BPDA worked with HDR on the full design with continued tenant engagement
- BPDA met with MPBA Board in January 2026 and received support for final design
- Project is fully funded and BPDA expects construction to begin in October 2026.
- Will result in the closure of the V-1 Parking Lot. Existing roadway alignment will remain open for most of the project timeline, with BPDA coordinating tenant impacts to minimize disruptions.



- Expected Substantial Completion Spring 2028 and Final Completion Summer 2028



Massport Haul Road/Fid Kennedy Ave Realignment Project



- Massport, BTD, and BPDA consultant team working on concept level design
- Focus on designing for WB-67 with design elements that enhance pedestrian safety
- BPDA did not receive BUILD Grant
- Project on hold until further construction funding can be identified

Seaport Circular Shuttle Service/A Street Bus Service

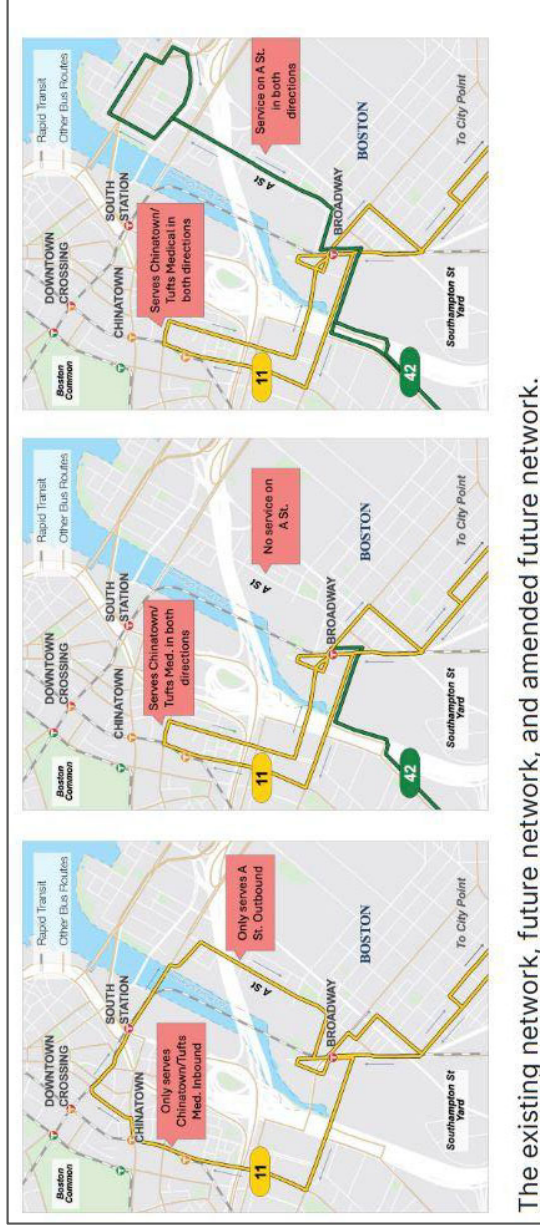
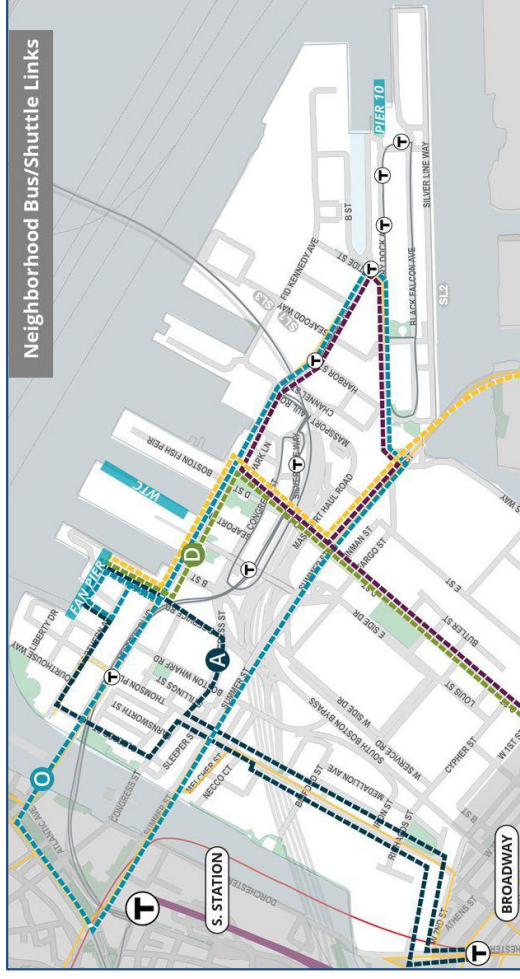
Seaport Circulator

- This priority shuttle service as recommended in the South Boston Seaport Strategic Transit Plan and South Boston Waterfront Sustainable Transportation Plan, will be utilizing a portion of a FHWA Congestion Relief Grant, to start operating service that will be managed by the Seaport TMA

- Grant resources will be available in the fall, to finish route and operations planning and subsidize shuttle service planned to start by the end of the year

A Street Bus Service

- MBTA has amended their future bus network (aka Bus Network Redesign), to add 2-way service to A Street via an extension of the new Route 42 route



The existing network, future network, and amended future network.

5 - Transportation Project Financing

B



Transportation Mitigation Funds from Development Projects



Receipts

Parcel O&P	\$269,774
Parcel X (310 Northern Ave)	\$450,000
22 Drydock	\$3,300,000
Total Received	\$4,019,774

Disbursements

Massport	(\$100,000)
Northern Ave Improvements	(\$269,774)
Total Disbursed	(\$369,774)
Balance	\$3,650,000

THANK YOU

Raymond L. Flynn Marine Park -

Final Master Plan Update Transportation Advisory Committee



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