

FORMER A-7 EAST BOSTON POLICE STATION

Community Meeting #1



April 30, 2025

Scott Greenhalgh, Real Estate Development Officer



Planning Department

CITY of **BOSTON**

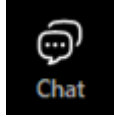
MEETING ETIQUETTE



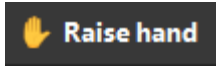
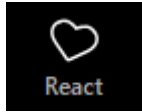
**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the “Raise Hand” function on Zoom for comments or questions)
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website or email scott.greenhalgh@boston.gov

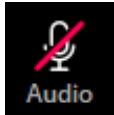
ZOOM TIPS



Use the Q&A or Chat to type a comment or ask a question at any time – Planning Department staff will moderate the chat.



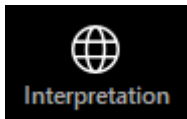
To raise your hand, click on “React” at the bottom of your screen, and then choose the “Raise Hand” option in the box.



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk.



Turns your video on/off.



Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

RECORDING



- At the request of community members, this event will be recorded and posted on the project webpage for those who are unable to attend the zoom event live.
- It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.
- Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

An aerial photograph of a city neighborhood, likely in New York City, showing a dense urban area with a mix of brick and modern buildings. A large body of water, possibly a harbor or bay, is visible in the background with several boats and a bridge. The foreground shows a street with cars and a parking lot.

AGENDA

OBJECTIVE

- 1) Share background
- 2) Gain insights into community ideas/preferences for the site

1

BACKGROUND

2

SITE CONDITIONS

3

DISCUSSION

SUMMARY



FORMER A-7 POLICE STATION

Assessing ID : 0105699000

Address : 69 Paris Street, East Boston, MA 02128

Lot size : ~0.3 acres

Current GSF : ~25,000 sf

The former A-7 Police Station, a vacant historic building located near Maverick Square and public transportation in East Boston, is up for rehabilitation and adaptive reuse following the relocation of the Police Department functions to the new station at 300 East Eagle Street in 2023. The Police Station is connected to the East Boston District Court at 37 Meridian Street. Considering challenges such as historic preservation requirements and flood risk, it will be important to rehabilitate and transform this former City asset into a vibrant new use. The Planning Department is seeking community input on the reuse of this building.

DISPOSITION PROCESS

Goal: Redevelop vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses

Real Estate Division
analyzes subject
parcel and provides
background

Real Estate Division
drafts Request for
Proposal (RFP)

RFP is released and
developers submit
proposals

Strongest proposal
chosen based on
evaluation criteria and
community feedback

Developer secures all
design, financing,
permits and is ready to
break ground

**DUE
DILIGENCE**

**RFP
VISIONING**

**RFP
DRAFTING**

**RFP
REVIEW**

**RELEASE
RFP**

**DEVELOPER
PRESENTATION**

**TENTATIVE
DESIGNATION**

**FINAL
DESIGNATION**

DISPOSITION

Public Meeting(s) to
gather ideas, share
recommendations, and
receive feedback
(Often multiple meetings)

Public Meeting to
review final draft
of the RFP

Public Meeting to
review RFP
proposals

Public Meetings led
by entitlement/
permitting process
(Article 80, BCDC,
IAG...)

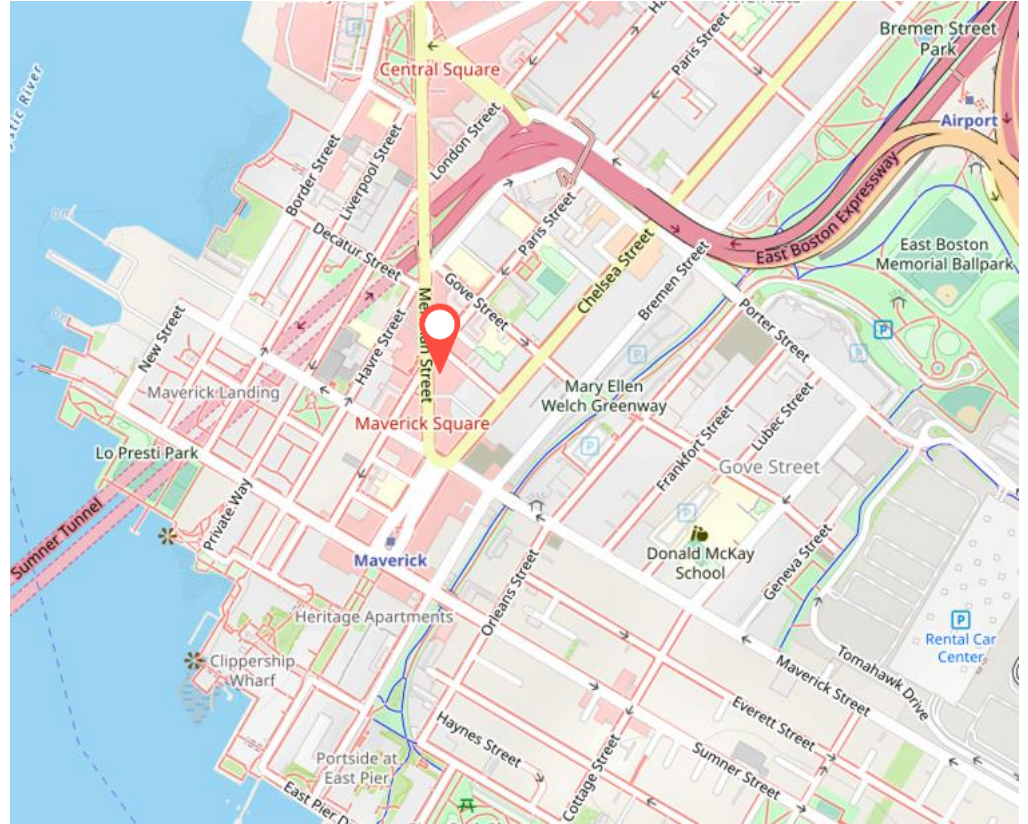
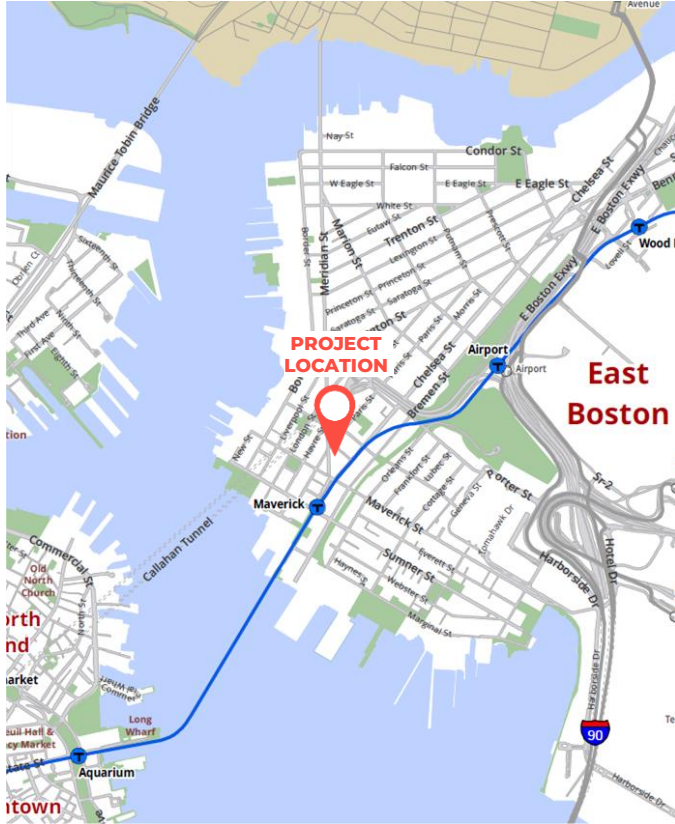
Ground lease or
sale executed;
Development
breaks ground

... and it's an iterative process!

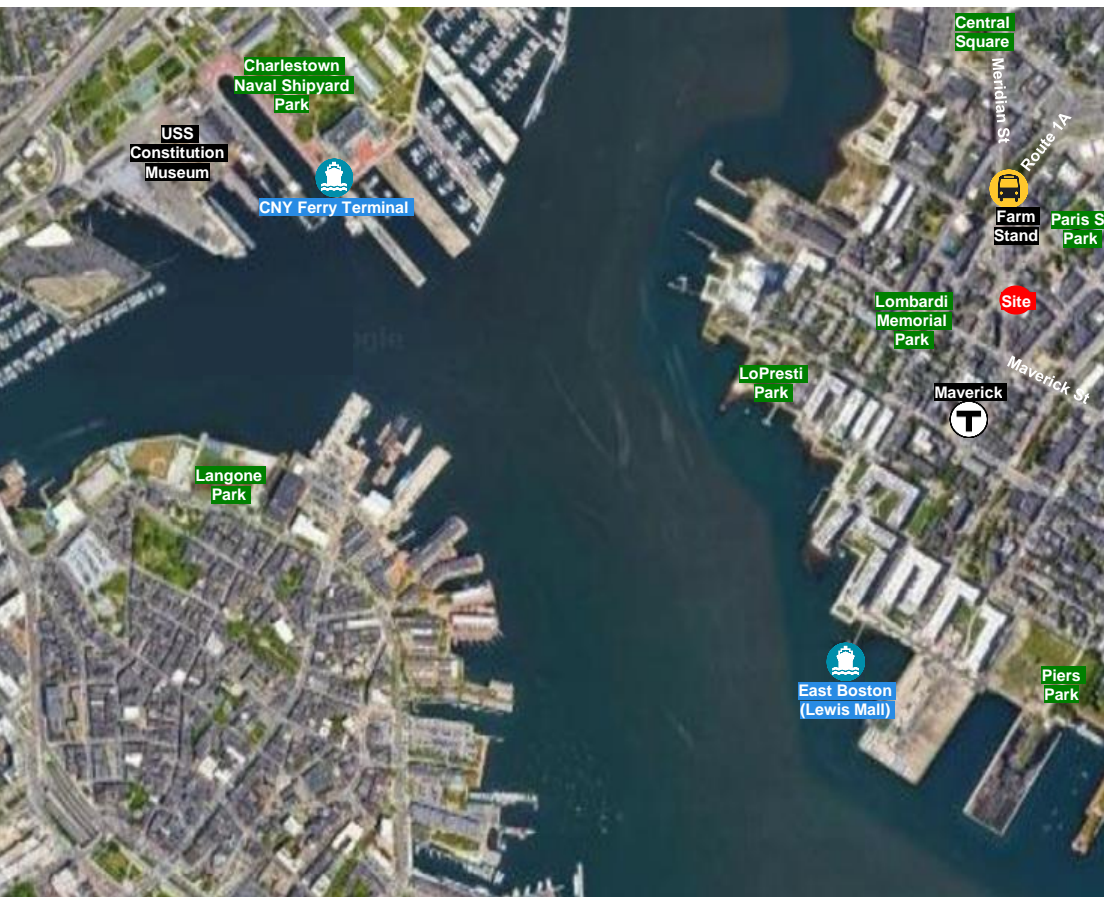
BACKGROUND

1

PROJECT LOCATION



EAST BOSTON NEIGHBORHOOD



TRANSPORTATION



- 0.2 miles from Maverick MBTA Blue Line Station
- Route 114, 116, 120, 121 Bus - Meridian St @ Havre St
- East Boston Ferry, Water Shuttle, Water Taxi

NEIGHBORHOOD AMENITIES



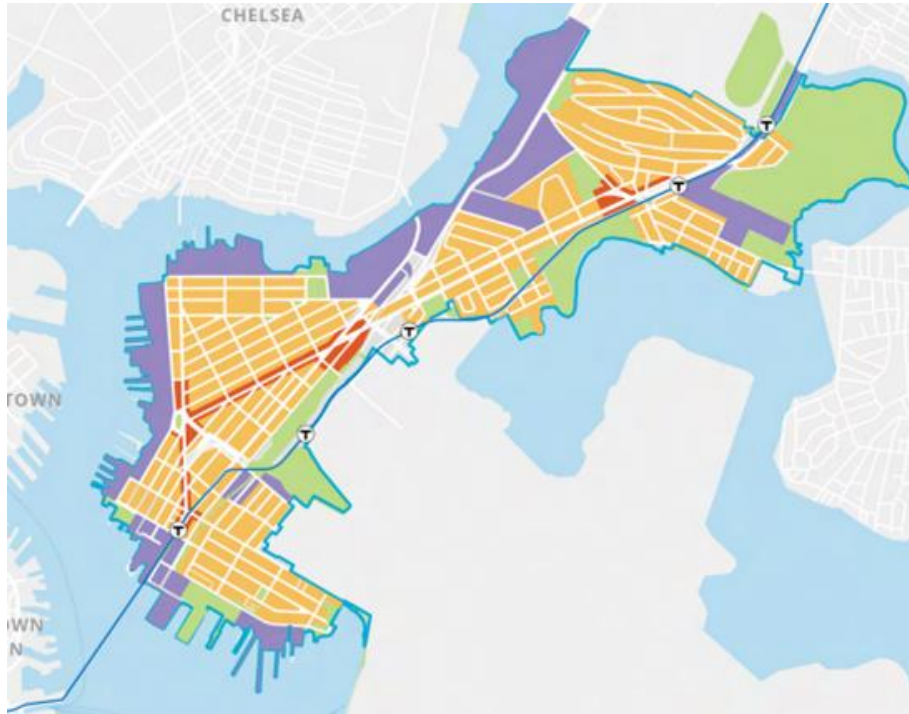
- Maverick Square - restaurants, bakeries, grocers
- East Boston Farm Stand
- Shaw's

OPEN SPACE



- Paris Street Park
- Lombard Memorial Park
- LoPresti Park
- Central Square

ZONING & PLANNING



Character Areas Map (PLAN:East Boston, 2024)

RELEVANT PLANS

- PLAN: East Boston (2024)
- Coastal Resilience Solutions for East Boston and Charlestown Phase I (2017) and Phase II (2022)
- MBTA Redesign consolidating Bus Routes 116 and 117 into more reliable 116

ZONING DISTRICT

- Article 53 East Boston Neighborhood District
- Neighborhood Business (Mixed-Use-5) Subdistrict- dimensional and use regulations (53B)

OVERLAYS

- Coastal Flood Resilience Overlay District
- FEMA Flood Hazard Area
- Groundwater Conservation Overlay District

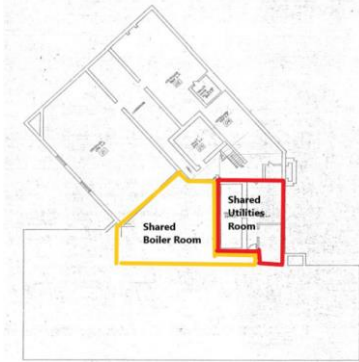
SITE HISTORY



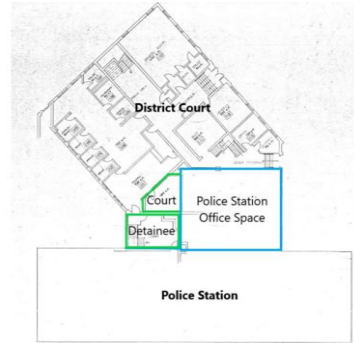
- Police Station was originally constructed in 1912 and it was later extended in 1930, when a third story was added.
- In 1931, the two-story Courthouse (37 Meridian St) was built adjoined to the Police Station.
- Police Department functions were relocated to new station at 300 East Eagle Street in 2023.
- This centrally-located site will need to be surplused to enable disposition for a non-municipal use.

DCAMM INVOLVEMENT

Basement

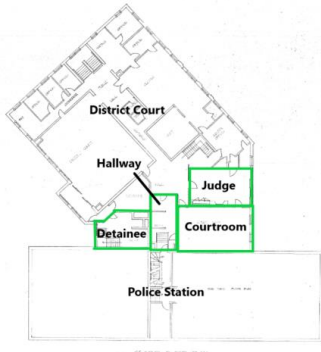


Floor 1

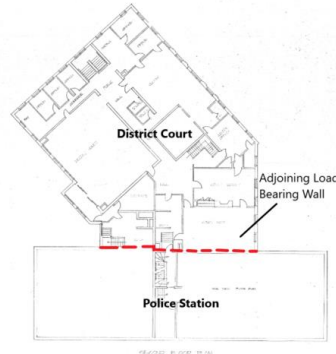


- DCAMM owns the adjoining Courthouse building
- Given the Courthouse was built as an extension to the Police Station, there are a number of building elements that are linked and/or shared between the Properties, including the floorspace and superstructure being split centrally by both Properties over each floor, shared roof access, HVAC systems, distribution pipework, electrical systems, and utilities.
- DCAMM is working to establish the property boundary and separation of systems by June 2025

Floor 2



Load-bearing wall



FORMER A-7 POLICE STATION & COURTHOUSE



★ Main Entrances

SITE CONDITIONS

2

PUBLIC FACILITIES ASSESSMENT, 2022



- Accessible first floor entrance but stairs within and no elevator; installing elevator is a challenge
- Water damage throughout, buckled floors, ceilings in very poor condition
- MEPs and life safety systems require full replacement and would require separation from courthouse
- Cell blocks require complete demolition
- Few finishes salvageable
- Garage/Sally Port in very poor condition; lacks ventilation and life safety systems, fire ratings, not accessible
- Fire egress doesn't meet code; requires fire separation and enclosure



CHALLENGES



HISTORIC PRESERVATION

- Site is in Massachusetts Historical Commission (MHC) MACRIS database
- Intervention must retain historical character of the building, especially on building exterior
- May impact ability to add floor plates or windows
- The wall that adjoins the Police Station and Courthouse is load-bearing, therefore, any alterations made to either side of this wall will need to consider the structural implications



FLOOD RESILIENCY

- Project is in the Coastal Flood Resilience Overlay District (CFROD) and in a FEMA Flood Hazard Area
- Ground floor must be designed for flood resiliency
- Implications for basement use



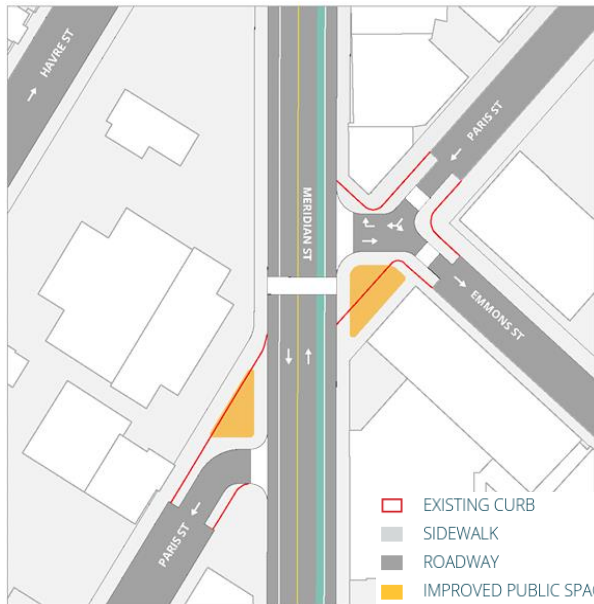
RENOVATION

- Full accessibility upgrade needed
- Walls suggested to be demolished and reduced to their studs
- Minimum of two elevators needed
- MEP systems need replacement
- Water damage throughout
- Fire separation required

DISCUSSION

3

PLAN: EAST BOSTON RECOMMENDATIONS



Meridian Street and Paris Street Intersection Proposed Condition (PLAN:East Boston, 2024)

PLANNING GOALS

- Expand affordable housing
- Climate preparedness
- Improved connectivity
- Economic development
- Contextual growth

WHAT IT COULD MEAN FOR FORMER A-7 POLICE STATION...

- Ground-floor activation: retail, encouragement of small businesses
- Mitigation of conflict and added public realm at Meridian St/Paris St Intersection
- Reduced off-street parking
- Redevelopment to preserve historically significant elements
- Additional density allowed (maximum of 5 stories and 65' per zoning), in keeping with historic character
- Flood resilience measures needed
- Permitted uses: residential, retail, office, commercial, community center, clinic, public open space

POTENTIAL TOPICS

- Suggested uses
- Priorities for the neighborhood and how they align with goals for Plan: East Boston
- Questions for Planning Department



THANK YOU

HAVE QUESTIONS?

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MARK MCGONAGLE

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PROJECT WEBSITE

<http://bosplans.org/A7EastBostonPoliceStation>

Public Comments close 5/14/2025

NEXT PUBLIC MEETING

Summer 2025

Continued RFP Visioning based on community feedback



Planning Department

CITY of BOSTON