

Help Us Understand Who We Are Joined By Today

INTRO POLL

If you can't get the poll to work, feel free to type your responses in the chat

1. Have you engaged on an Article 80 project before today?
2. What is your housing situation?
3. What is your connection to this project?



Reserved Channel PDA Public Meeting

October 13, 2026

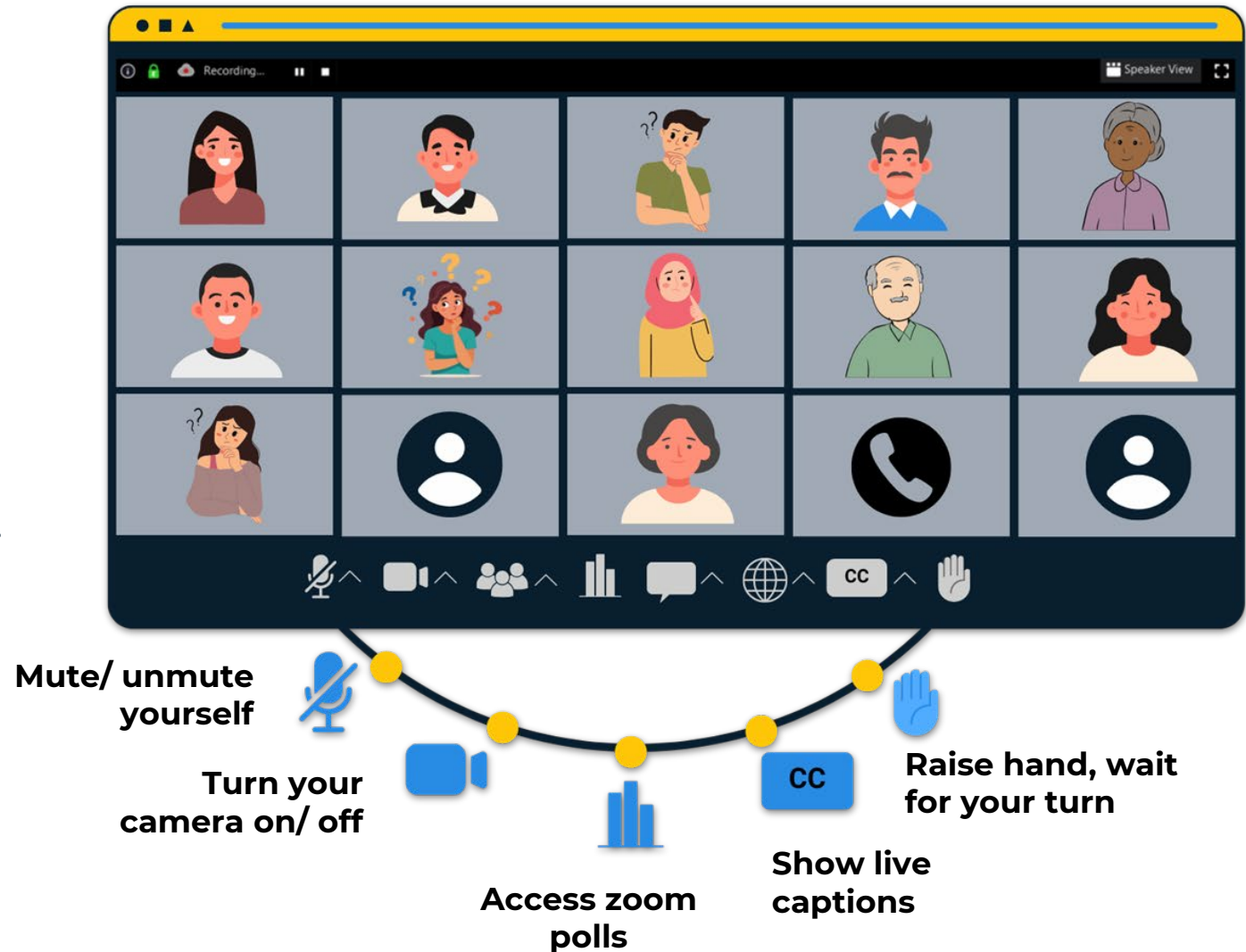


Planning Department

CITY of BOSTON

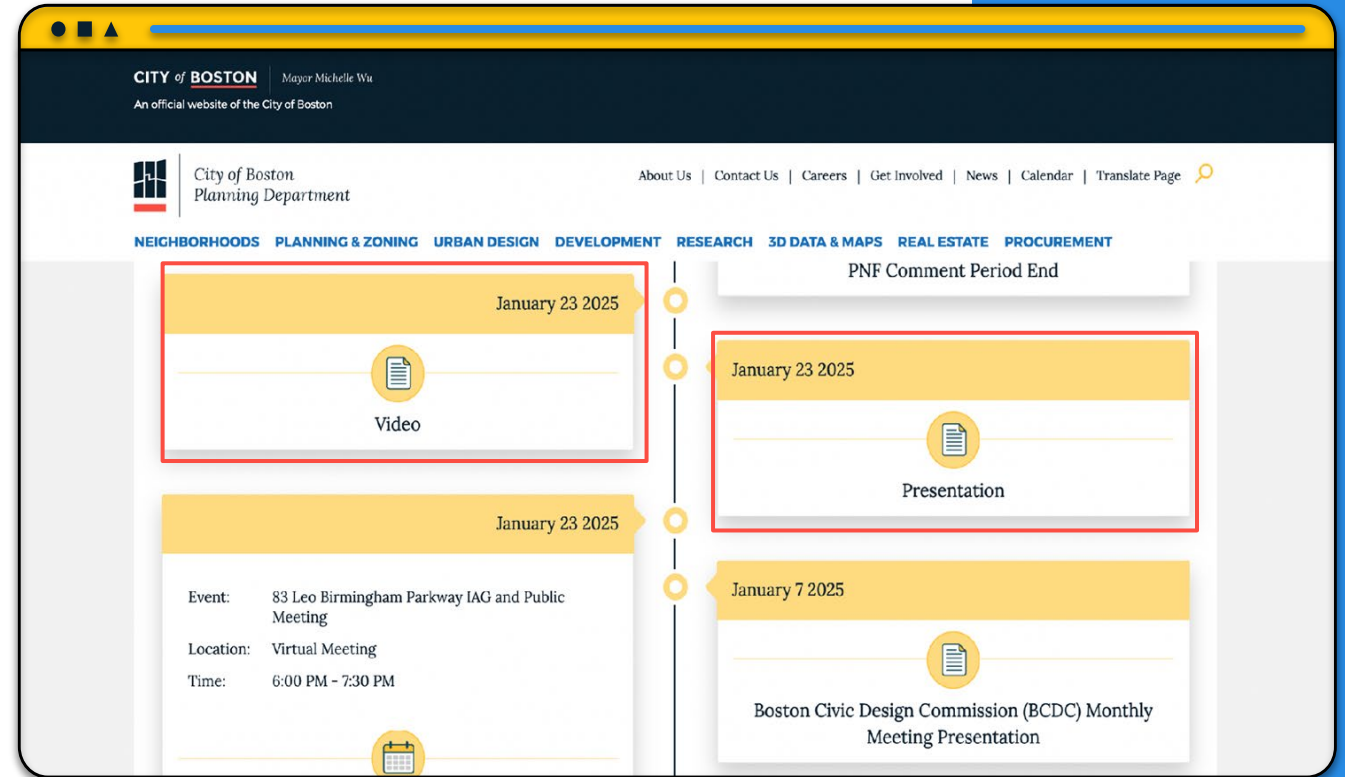
ZOOM TIPS AND MEETING INFO

- We will be recording this meeting and posting it on the Planning Department's project webpage
- Use raise hand function (dial *9 if joining by phone) and wait to be called upon to unmute (dial *6 if joining by phone) before asking your question or providing comment
- You can add your questions or comments in the chat. Staff will respond after the presentation.



MEETING INFORMATION

- The presentation for this evening is available to view on the project webpage on the Planning Department website (link available in chat)
- Meeting recording will be uploaded to the project webpage within 48 hours
- Comments may be submitted through the project webpage or emailed directly to nick.carter@boston.gov



The comment period is open through 10-27-2026



AGENDA

1

10min
Introduction

2

10min
Project Overview

3

30min
Topic-Specific Presentation

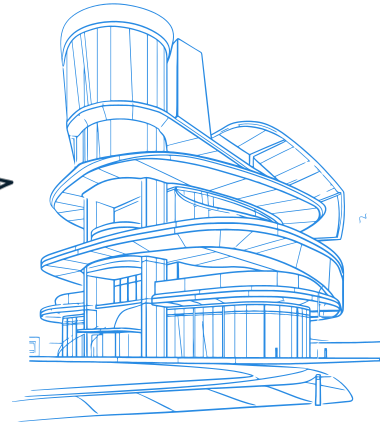
*370 West First Street
proposed PDA*

4

40min
Questions & Answers



WHAT IS A PLANNED DEVELOPMENT AREA (PDA)?



What's Next: future buildings (large and small projects) will go through the regular review process including additional community engagement

Establishes planning goals, to inform the look and feel of the area

Creates allowed uses, such as residential, commercial etc.

Sets the allowable size and height of the building

Establishes phasing of future buildings

MEETING CODE OF CONDUCT



Respect one Another

All attendees are expected to respect one another and any differences of opinion

Welcome Difference in Opinion



We welcome differences of opinion, including opinions that differ from the Planning Dept



Constructive Feedback

Constructive comments and opinions should be aimed at topics, not people

Allow All to Speak



To allow your fellow attendees a chance to ask their questions or comments, speaking time will be limited to 2 minutes

Code of Conduct



HELP US IMPROVE OUR PUBLIC MEETINGS

We want to hear about your experience during our meeting today so that we can make our public meetings better.

Please **fill out this feedback form** after the meeting to help us improve our future engagement processes!



FEEDBACK FORM

RESERVED CHANNEL DEVELOPMENT

OXFORD



PAPPAS ENTERPRISES, INC.

Planned Development Area

Reserved Channel Development Block A (Parcels A1/A2)

Public Meeting Presentation

October 13, 2026

Today's Agenda

**PDA Public
Meeting**
Block A (A1 & A2)
Fee Parcel

5 MINUTES:

1 | Planning Context

10 MINUTES:

2 | PDA – Use, Massing, Dimensions, Density, & Benefits

REMAINDER

3 | Feedback and Discussion

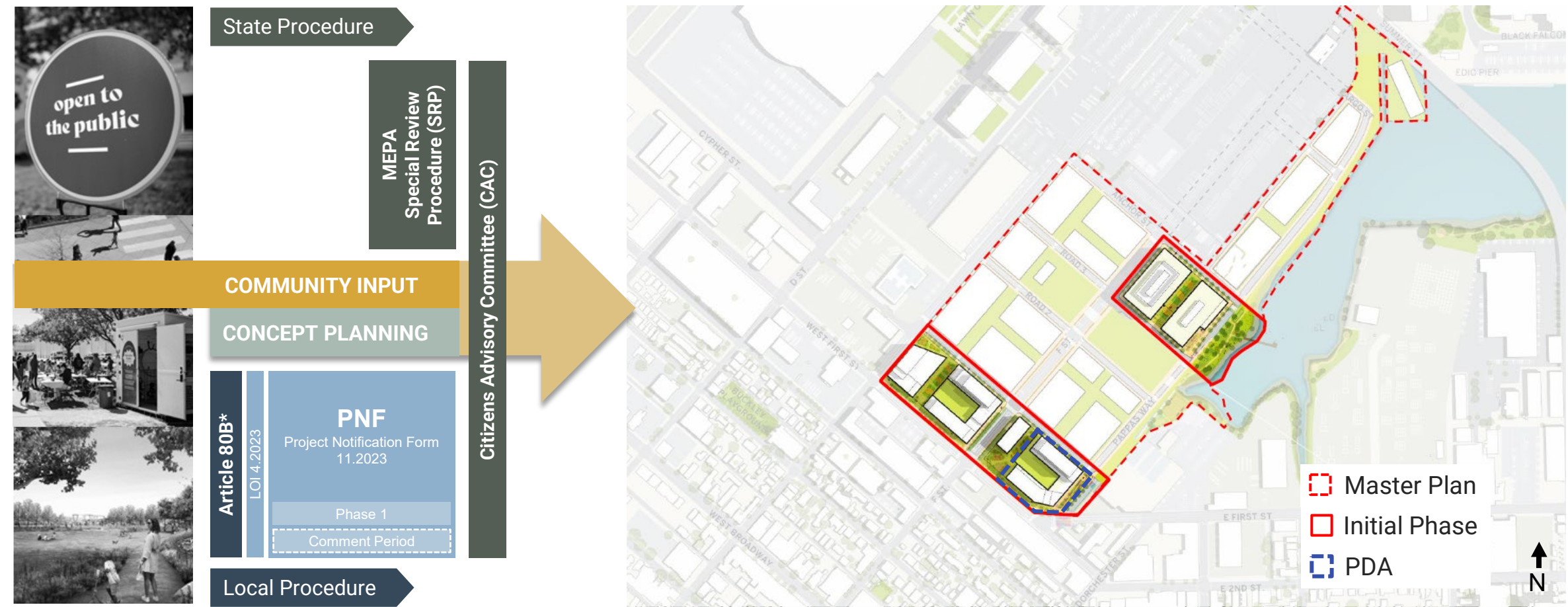
Project Overview

42-Acre Reserved Channel Site, South Boston



How We Got Here

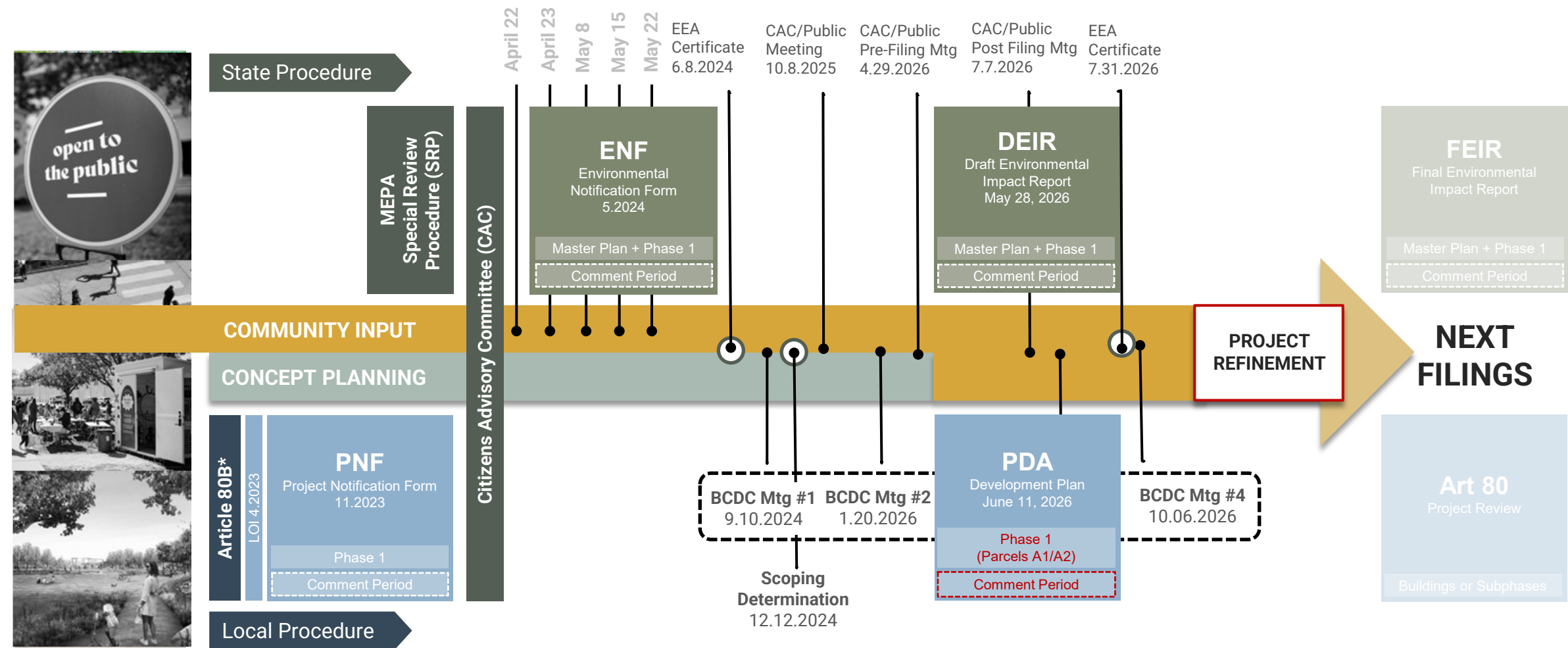
A MEPA Special Review Procedure (SRP) Has Focused on a Master Plan and Its First Phase
A Planned Development Area (PDA) will define the Parcel owned in Fee (370 West First St.)



* Article 80 Review "Light" (Voluntary) for projects on Massport Land

How We Got Here

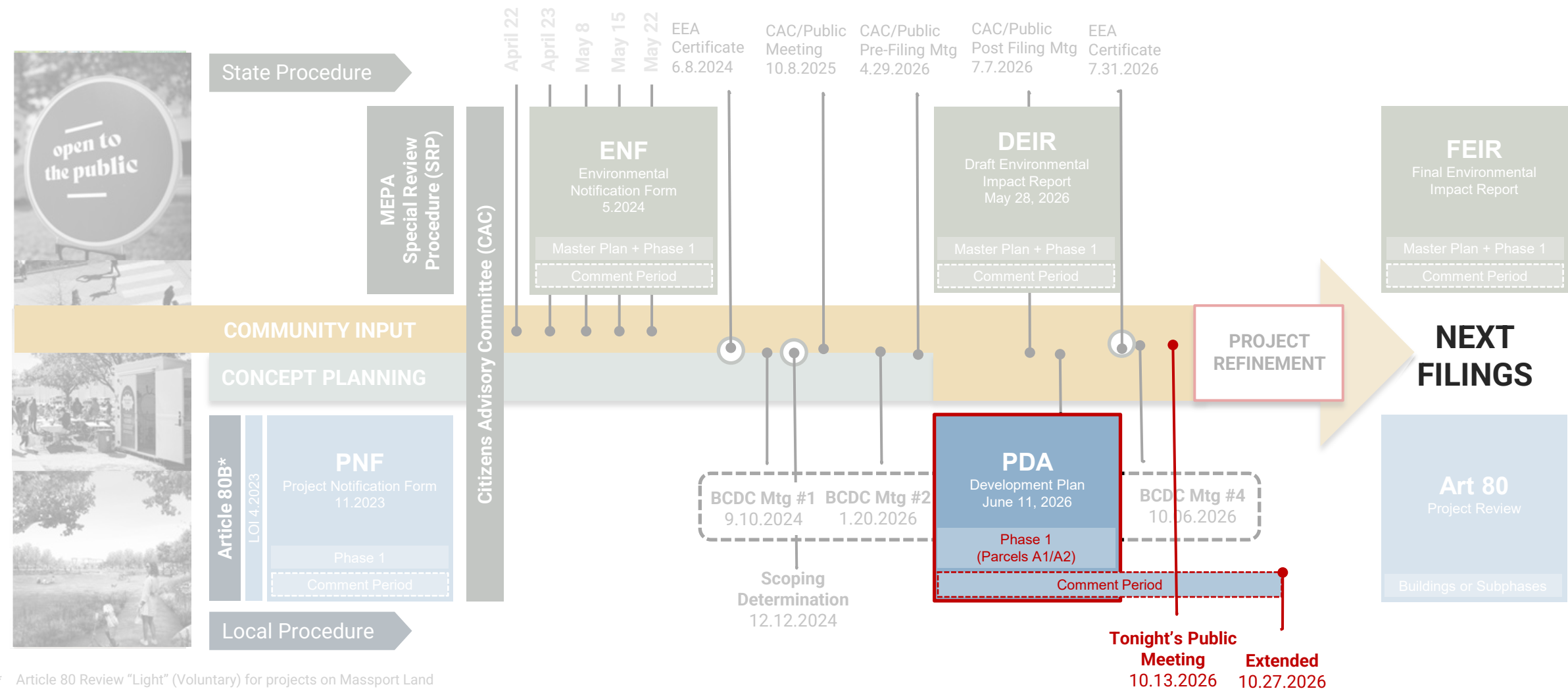
Parallel State (SRP) and Local Article 80 Procedure



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How We Got Here

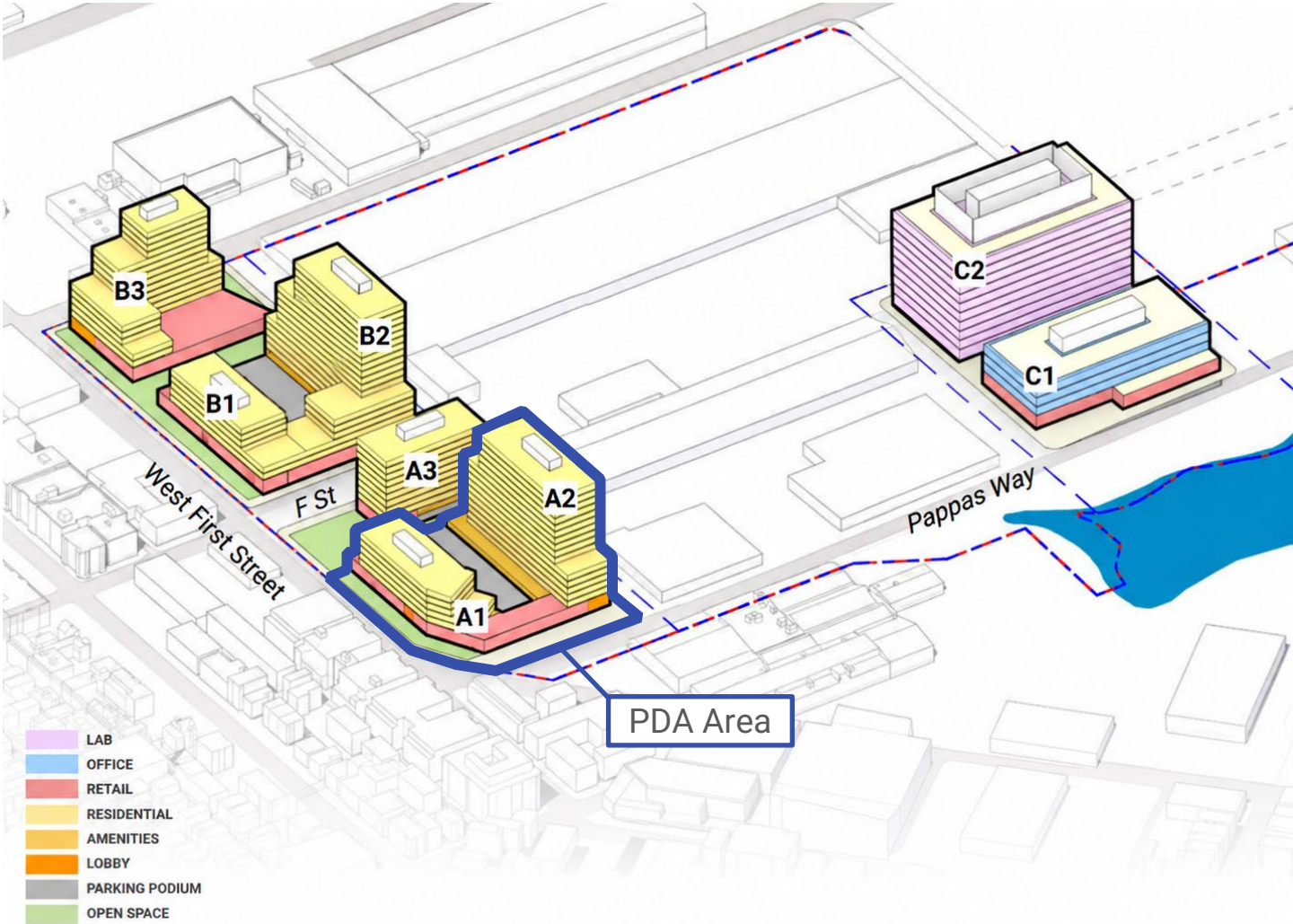
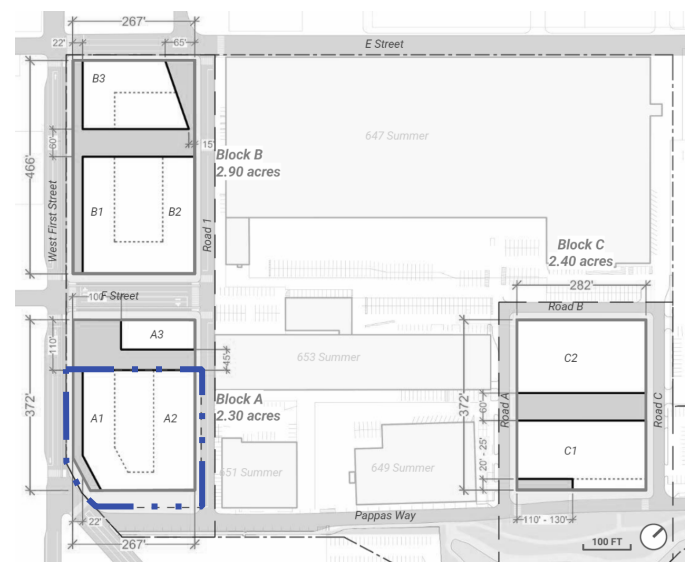
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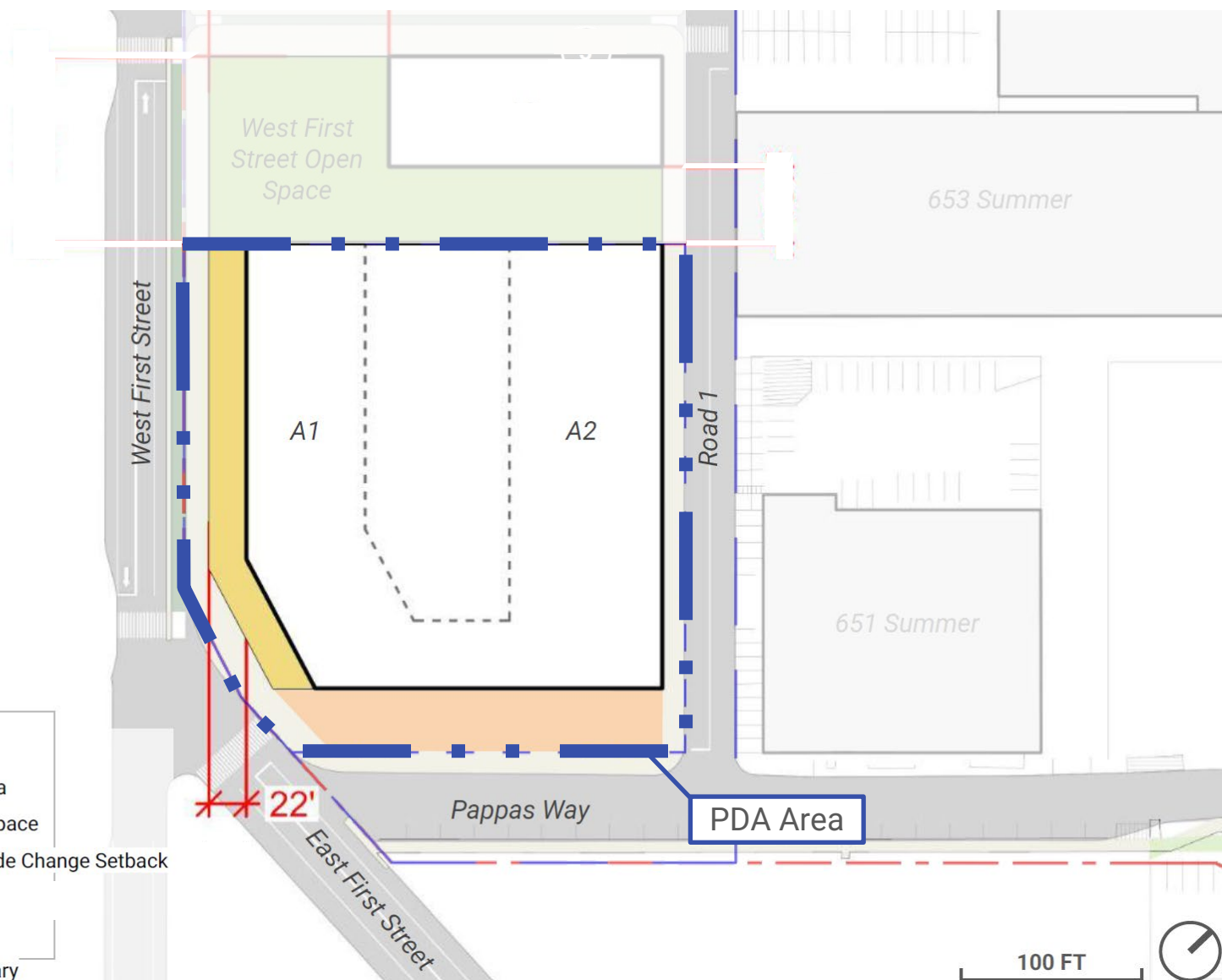
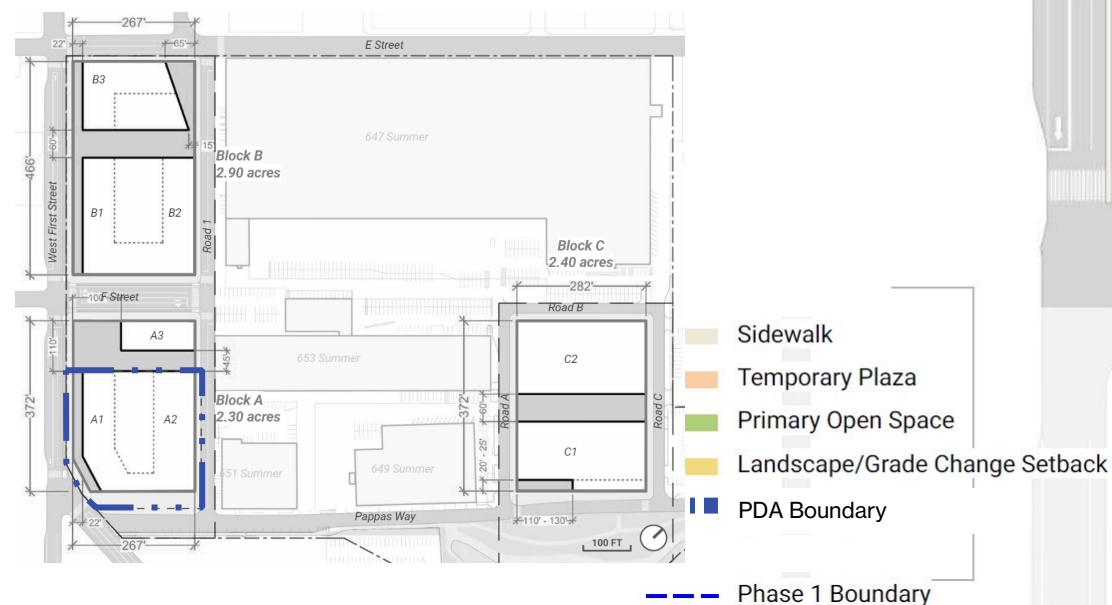
Planning Context

Initial Phase



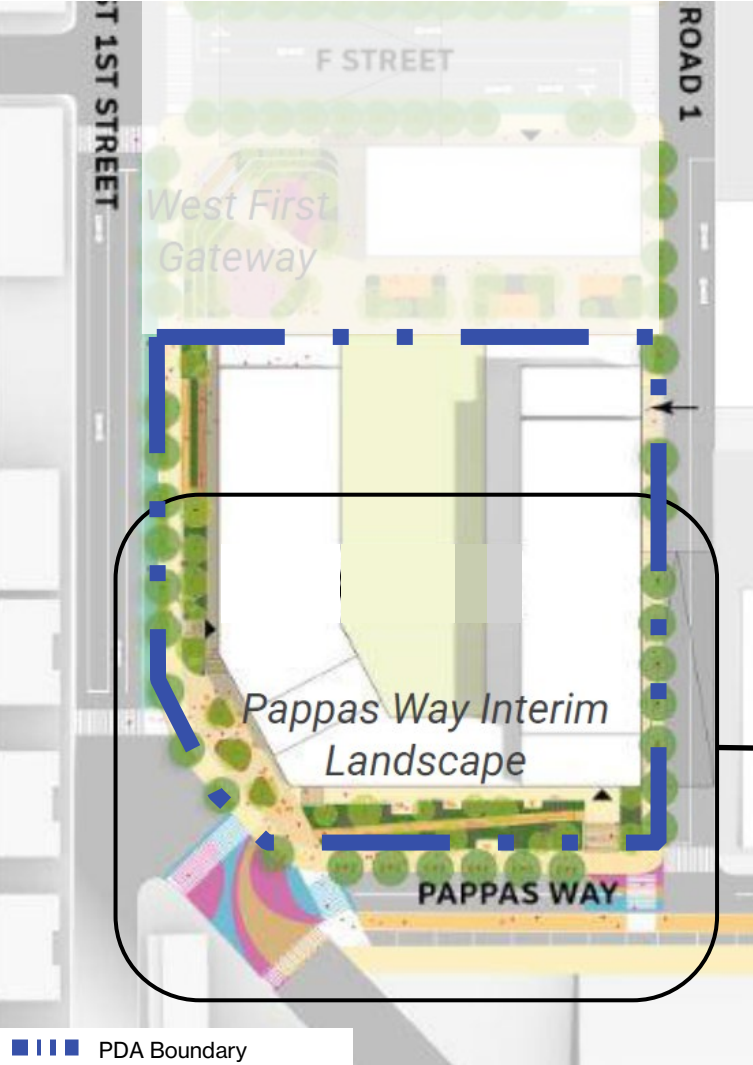
PDA Plan of Project Site

370 West First Street



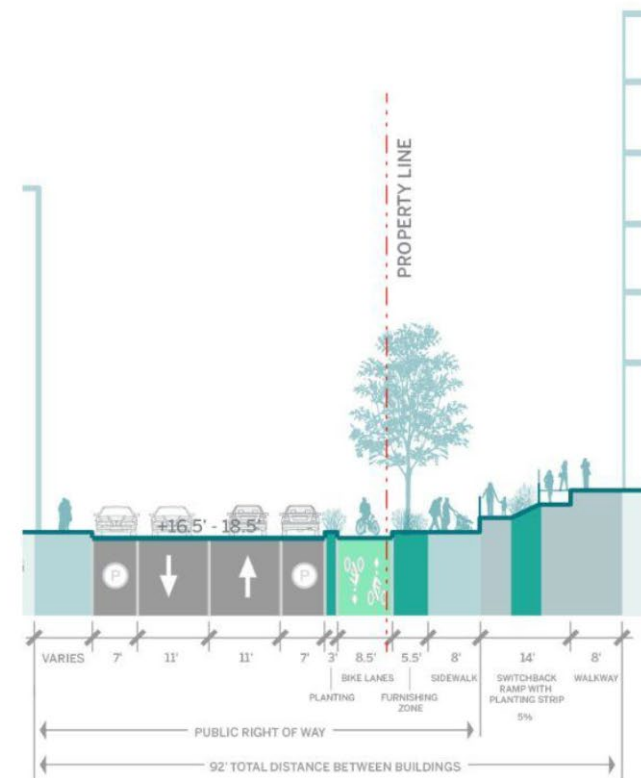
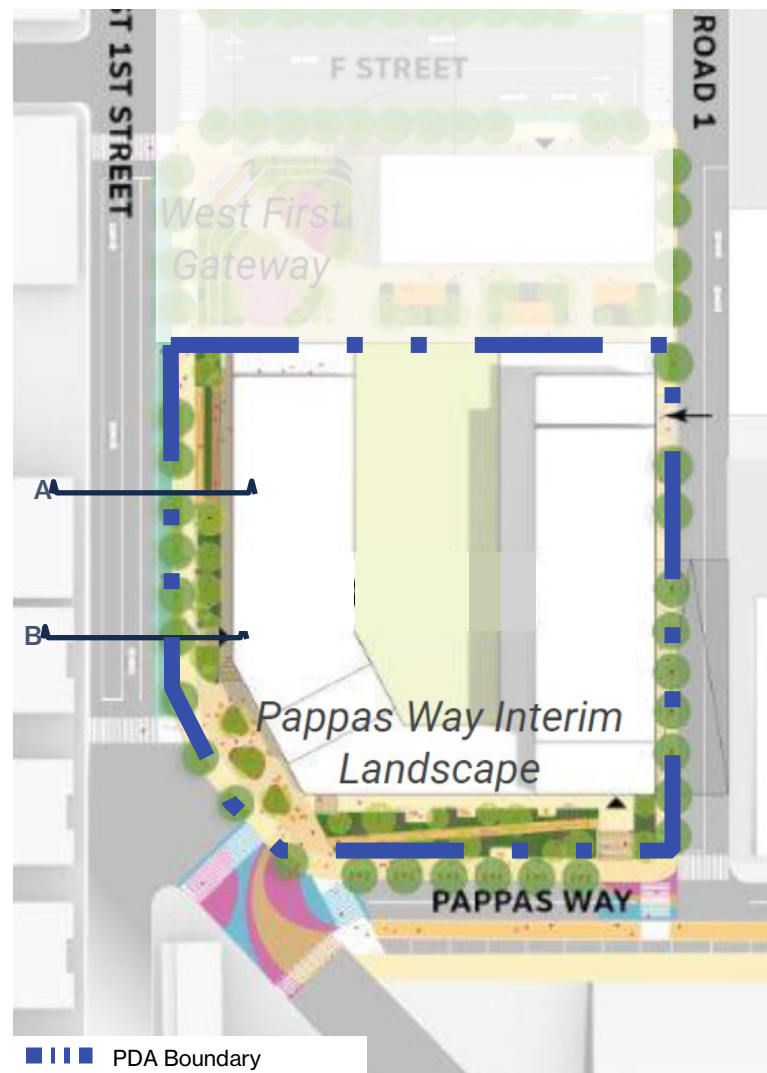
PDA – Illustrative Plan of Project Site

370 West First Street

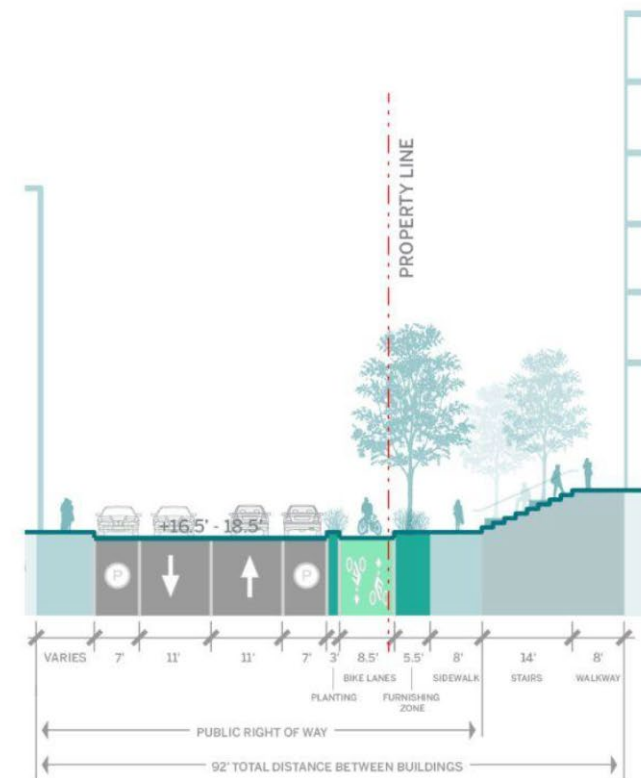


PDA – Illustrative Plan of Project Site

First Street Sections



West 1st Street Section A

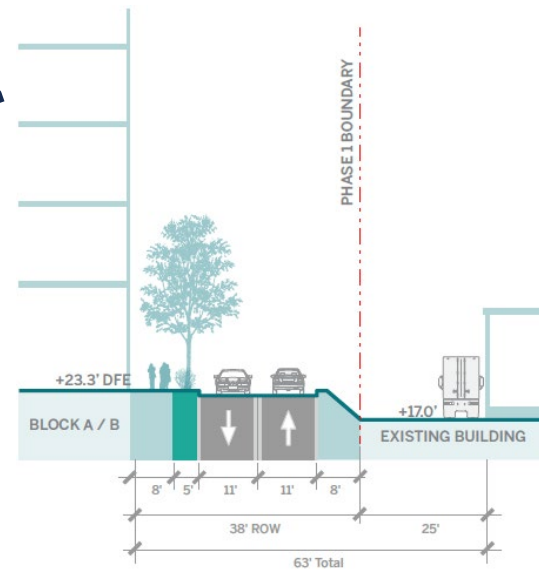
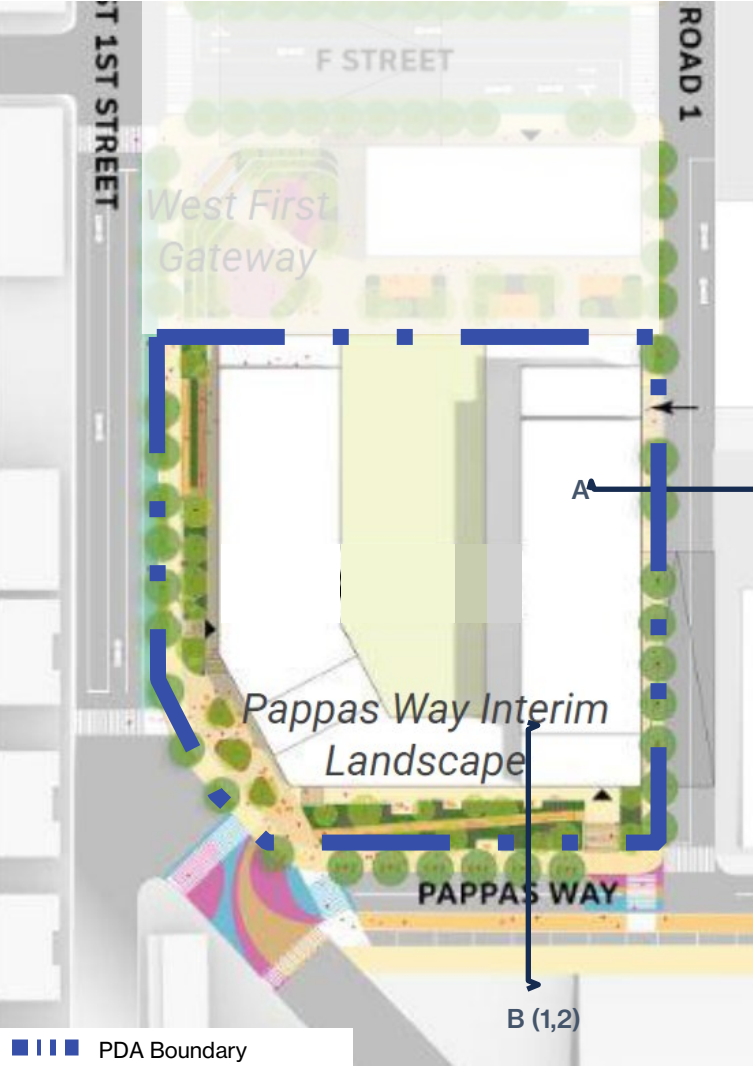


West 1st Street Section B

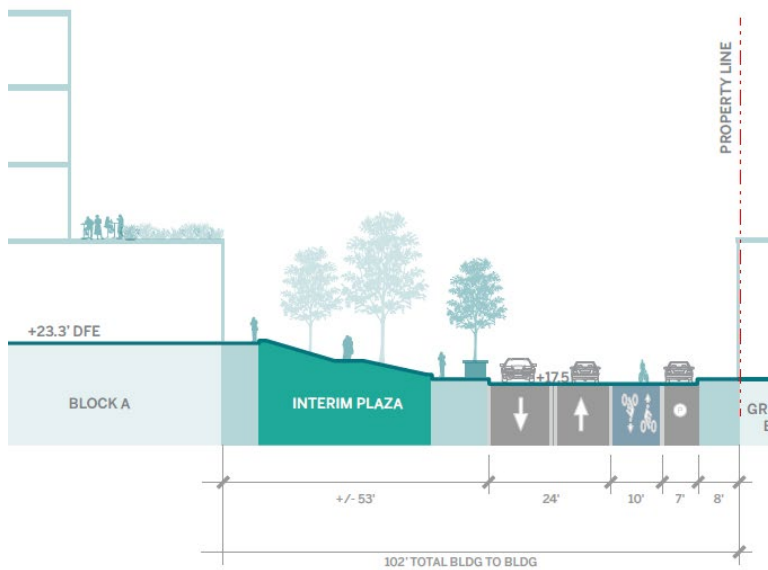
0' 10'

PDA – Illustrative Plan of Project Site

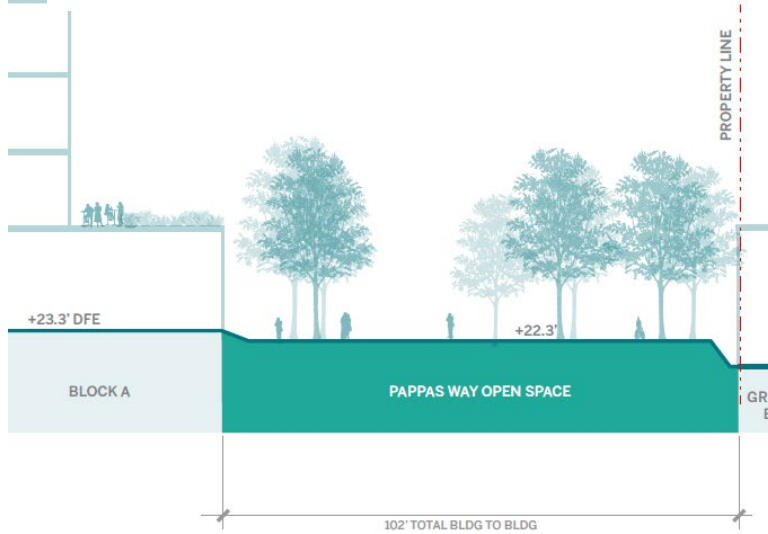
Road 1 and Pappas Way Sections



Road 1 Interim Section A



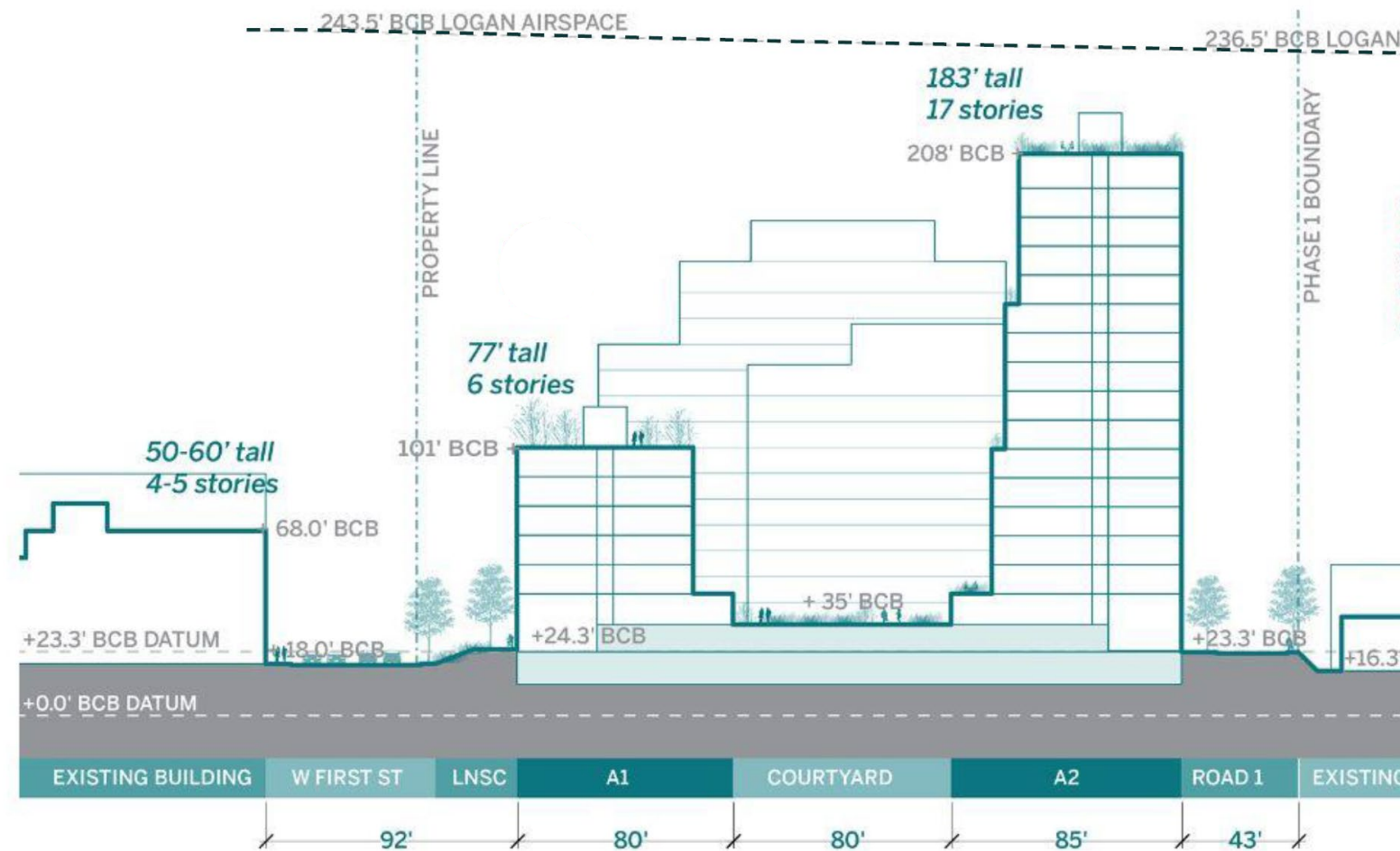
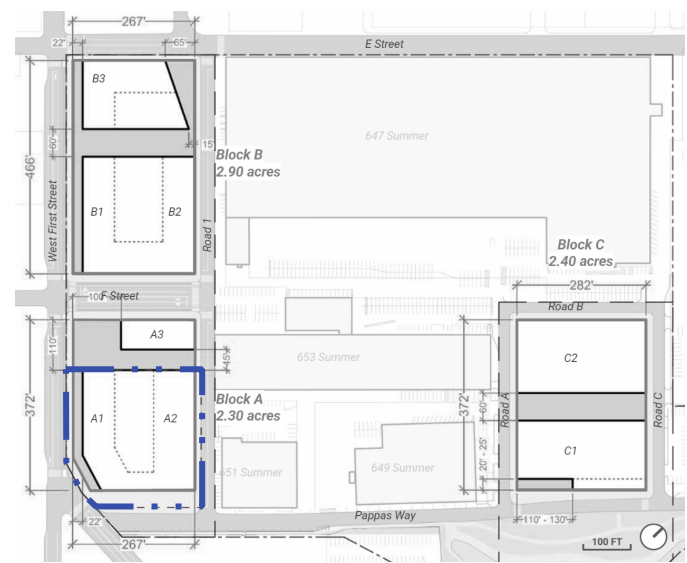
Pappas Way Section B1 (Interim)



Pappas Way Section B2 (at Complete Buildout of Master Plan Site)

PDA Plan – Sections

370 West First Street



PDA FAR Calculation

370 West First Street

PLANNED DEVELOPMENT AREA

Address 370 W. First St.
Site Area +/- 85,822

PROGRAM

Proposed	GSF	Retail GSF	Units	Parking	Height
Building A1	81,000		66		77
Building A2	231,000		221		183
Total	312,000	12,000	287	219	
FAR	3.64				

Notes:
- All figures represent maximums
- Building height will be measured from building Design Flood Elevation (DFE) to the top of last occupiable floor

Existing Conditions

370 West First Street



Pappas Way and West First Street

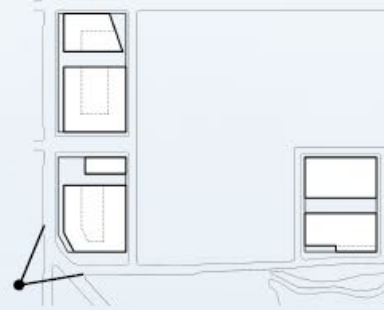


Pappas Way

Existing Conditions -- > **Proposed Future**
West First Street



Existing Conditions -- > **Proposed Future**
West First Street, Pappas Way Intersection

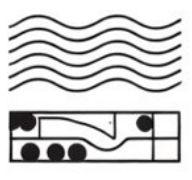


Existing Conditions -- > **Proposed Future**

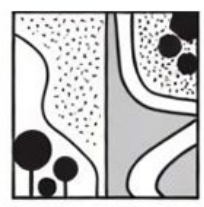
Public Benefits



- Deliver much needed housing consistent with the City's affordable housing requirements



- Create landscaped spaces that improve public access to the Reserved Channel, coordinated with the larger masterplan vision



- Expansion and improvement of the public realm along West First Street and Pappas Way frontages

New separated, bicycle infrastructure

New sidewalk, furnishings, and landscaped zones

New expanded tree canopy



- Make interim safety improvements at Pappas Way and West First Street, in coordination with the City and Massport.





Feedback and Discussion



