

Attachment 7

Public Involvement Plan

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In accordance with the Special Review Procedure (“SRP”) issued by the Secretary of Energy and Environmental Affairs (“Secretary”) on April 1, 2024, Oxford Property Group and Pappas Enterprises (together, the “Proponent”) has developed a Public Involvement Plan (“PIP”) for the Reserved Channel Master Plan Project (the “Master Plan Project”). The Master Plan Project, located in South Boston along the Reserved Channel, will redevelop approximately 38.23 acres of land ground-leased by the Proponent from Massport, as well as approximately 3.43 acres owned in fee by the Proponent. The Master Plan Project program is proposed to include approximately 4,768,500 sf of commercial office and research laboratory uses, approximately 205,000 sf of hotel space planned with facilities of public accommodation anticipated to include a public marina, approximately 788,000 sf of residential uses (approximately 847 residential units), and approximately 227,500 sf of retail and/or amenities uses. In addition, the Master Plan Project will include new streets through the site, as well as a series of open spaces, plazas, pedestrian connections, and other upland and waterfront spaces.

Starting in 2020, the Proponent began to reach out to local residents and property owners, neighborhood civic leadership and the South Boston community, for the purpose of introducing them to the Master Plan Site and seeking their early input and guidance on long-term visioning and potential future master planning of the same. To-date, this preliminary engagement process has included over 50 meetings, workshops, events, and activities in the community. As part of this effort the Proponent has held five community-centered charrettes, focusing on public realm, resiliency, mobility, urban design, and how the community can connect to and benefit from simple interventions with open space through the potential transformation of this area. Public events held to date along Pappas Way and the addition of an all-season activity center have also helped to invite the community to participate in and benefit from new programming and amenities in the area.

The PIP has been included as an attachment to the Environmental Notification Form (“ENF”), but is expected to be a living document that will be revisited periodically during the review of the Master Plan Project, and will be adapted, as necessary, through comments received and as implementation of the PIP takes place during the Master Plan Project’s review.

PIP Framework

As a part of the PIP, the Proponent will conduct public outreach to the surrounding area, including EJ populations within the designated geographic area (“DGA”) of the Master Plan Project Site prior to initiating each phase of development under the Master Plan Project. The PIP for the Master Plan Project will include the following:

Notification/Communications Strategy

- ◆ Provide notification of all Citizens Advisory Committee (“CAC”)/public meetings and filings under the SRP through a broad range of media such as email listserv, project

distribution list, project website, social media, flyers/mailings, and published notice in local newspapers, in a manner that effectively alerts stakeholders to scheduled meetings and filings. All meetings will be publicized with sufficient notice of the meeting (generally, at least two weeks in advance). All notifications shall be translated into languages identified as spoken by 5 percent or more of the population located within one-mile of the Master Plan Project Site.

- ◆ Conduct community-based outreach in various forms, including the potential for distribution of project information at community fairs or other local gathering places, door-to-door mailings, pop-up events at local venues, and/or other efforts to spread the word in places where the community is located. The Proponent will make reasonable effort to make materials be in plain language at the 7th to 8th grade reading level, and offer translations into languages identified as spoken by 5 percent or more of the population located within one-mile of the Master Plan Project Site.
- ◆ Maintain and update a project website which hosts or links to website(s) that include all filings submitted under the SRP and all City filings for the Master Plan Project. A comment box will be kept on the Project website for the submission of any comments, questions, or concerns by any member of the community.

Public Meeting Strategy

- ◆ Hold at least one public meeting in advance of each Master Plan Project filing, and if directed by the Secretary, each subsequent EIR, as well as in advance of each subsequent PCN under the SRP, with specific focus on EJ populations. Public meetings are anticipated to provide an overview of the Master Plan Project or subject of the filing to provide an overview to those that may not be familiar with the Master Plan Project. Interpretation will be offered for meetings and will be provided on request. For those languages spoken by 10 percent or more of the population within a block group within one mile of the Master Plan Project Site, oral interpretation in these languages will be provided for any MEPA site visit or remote consultation session without need for advanced request. In addition, any in-person public meetings required by the SRP or future certificates taking place within neighborhoods with high linguistic isolation (block groups with a population of 10 percent or greater that speaks a language other than English) should also provide oral interpretation in these languages without the need for advance request. Materials related to these meetings such as meeting notifications and presentation slides will be provided in the identified languages.

Ongoing Engagement Strategy

- ◆ Continue to meet with public officials (e.g. state legislators, local leaders, transportation officials, and others) to provide updates and to inform those officials of future plans.
- ◆ Each phase of the Master Plan will require subsequent filings that provide detailed information on each phase in the form of a Project Commencement Notice (“PCN”). Community Based Organizations (“CBOs”) and Tribes will be notified of each PCN through

the distribution of the EJ Screening Form, or any successor form or required document, provided by the MEPA EJ Office at least 30 days prior to filings. A project-specific EJ Distribution List was generated for the project, and the Proponent will maintain to the best of their ability an up-to-date EJ Distribution list over the term of the SRP. The EJ Distribution List will be maintained to include CBOs, tribes, CAC members, grassroots CBOs identified by the Proponent, and any individual or organization that comments on any Master Plan Project material for future notifications of filings and meetings.

This PIP is intended to serve as a framework for the MEPA filings related to the Master Plan Project over the anticipated 20+ year timeframe, unless amended in consultation with the MEPA Office and EEA EJ Office. The PIP shall be consistent with best practices as outlined in current MEPA EJ protocols and any successor protocols that may be adopted as of the time of future reviews.

Following the submission of the Master Plan Project document, the Proponent will continue to provide outreach to community and EJ populations through the means identified above.

Citizens Advisory Committee

The Proponent requested the Secretary establish a CAC. The CAC will serve as a conduit for public input and review of the Phase 1 Project and the Master Plan Project, including the parcels owned in fee by the Proponent. The CAC will consist of community stakeholders whose interests represent the broader community impacted by the Master Plan Project and will include the existing CAC members already appointed for the City's Article 80 process. The purpose of the CAC will be to provide input and guidance from these designated persons to the Proponent, the City, the MEPA Office, and the Secretary throughout the review process for the Master Plan Project and the Phase 1 Project by reviewing and submitting comments on documents as well as offering feedback during public meetings with the Proponent. However, the CAC will not replace or modify any of the traditional public meetings anticipated under the BPDA Large Project Review Process or the MEPA public review process.

To provide a formal mechanism for CAC feedback and Proponent response, and in alignment with MEPA review procedures, the method for information sharing, and comment and subsequent response, is as follows:

Information Sharing

1. The Proponent will distribute each MEPA filing to the CAC members electronically upon submission of the same for regulatory review and public comment. The Proponent will notify the CAC of a filing at least two weeks in advance. If requested by the CAC, the Proponent will provide an advance copy of the MEPA filing and will provide information describing how a CAC member can receive a hard copy of the filing.
2. The Proponent will distribute public presentations in digital format to the CAC members after CAC/public meetings.

3. The Proponent will ensure that all MEPA filings submitted under the SRP and all City filings for the Master Plan Project will be hosted on the Master Plan Project website or other linked websites.
4. The CAC will deliver comments to the Proponent through CAC/public meetings with the Proponent and written correspondence directed to the Secretary during the comment period of each MEPA filing.

Comment and Response

5. Through the public review process, the Proponent will meet with the CAC between each MEPA filing, commencing prior to the filing of the ENF. The Proponent will set aside time during each meeting to receive comments and feedback on the material presented. Following each meeting it is anticipated that the CAC may provide additional written comment. Throughout these engagements, the Proponent will use best efforts to catalogue feedback to inform opportunities to address the same through subsequent filings. The Proponent will articulate in each subsequent filing what modifications, if any, were made to respond to CAC feedback.
6. With subsequent MEPA filings a public comment period will serve to formally capture additional feedback that may be submitted by the CAC. A CAC/public meeting will be held after the comment period but before additional filings. This meeting will be organized by the Proponent with the comments received to date in mind and as applicable, highlight opportunities and constraints of the next filing to address. At this meeting, it is anticipated that the CAC members may provide additional comments for the Proponent regarding the content of the filing.
7. If no additional filing is required for that phase of the Master Plan Project, the Proponent will provide a summary document to the CAC, and post such document on the Master Plan Project website, outlining all major comments received on the filing, information related to any changes to the Master Plan Project, and responses to the comments and questions received. If additional input is requested by the CAC in response to the Proponent's summary document, an additional meeting may be held to discuss follow-up.