

RESERVED CHANNEL DEVELOPMENT

OXFORD



PAPPAS ENTERPRISES, INC.

CAC / Public Meeting EEA# 16802

Post Filing Meeting (DEIR)

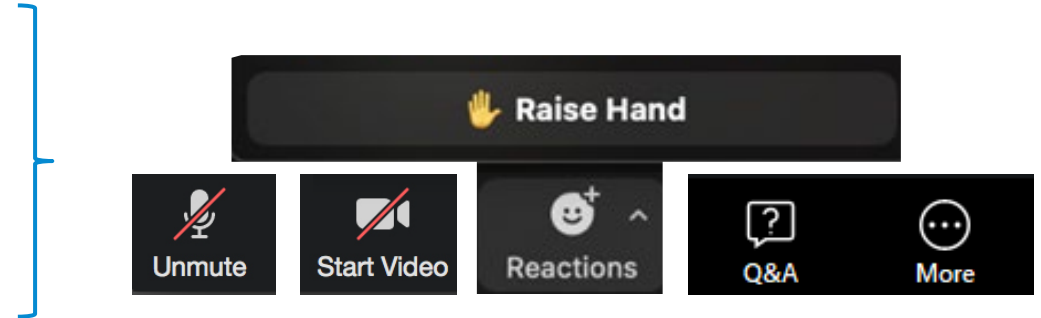
July 7, 2026

Zoom Meeting Info

We want to ensure that this conversation is a pleasant experience for all. The host will mute all participants during the presentation to avoid background noise

Technology Tips and Discussion Plan

1. This meeting will be recorded. If you do NOT wish to be recorded during the meeting, please turn off your camera.
2. Zoom controls are available at the bottom of the screen. Clicking on these symbols activates different features.
3. The agenda includes a time for questions and comments, during this portion we will ask that you use the 'Raise Hand function'. Until then, the Q&A function is available to submit questions. (the 'Chat' has been disabled)



Project Information and Follow Up

Information Sources and Contacts

1. The presentation material for this evening will be available to view on the project webpage following the meeting.
2. Project material is hosted on:
the BPDA Project Website | Bostonplans.org/projects/development-projects/reserved-channel
The Project Team's Website | RCDBoston.com
3. Outstanding questions can be directed to:

Regulatory:

MEPA | Tori Kim (Tori.Kim@mass.gov)

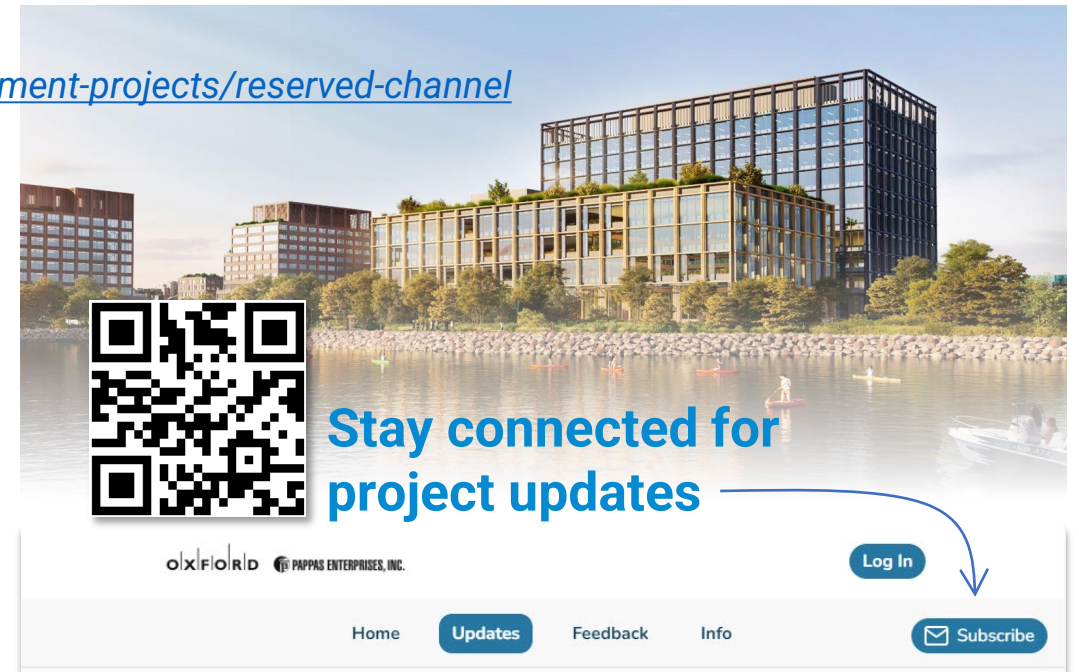
MEPA | Alexander Strysky (alexander.Strysky@mass.gov)

MEPA | Kate Harson (kate.harson@mass.gov)

Boston Planning | Nick Carter (nick.carter@boston.gov)

Project Proponent:

'OxP' | Justin Kunz (jkunz@oxfordproperties.com)



Today's Agenda

**CAC / Public
Meeting**
**Post Filing
DEIR**

5 MINUTES:

1 | Project Overview + What we Heard

30 MINUTES:

2 | DEIR (State Filing)

A. Blocks A, B, C

- Design Guidelines

B. Transportation

C. Public Benefits & Next Steps

REMAINDER

3 | Feedback and Discussion

1 | Project Overview

1. Project Overview

42-Acre Reserved Channel Site, South Boston



1. Project Overview

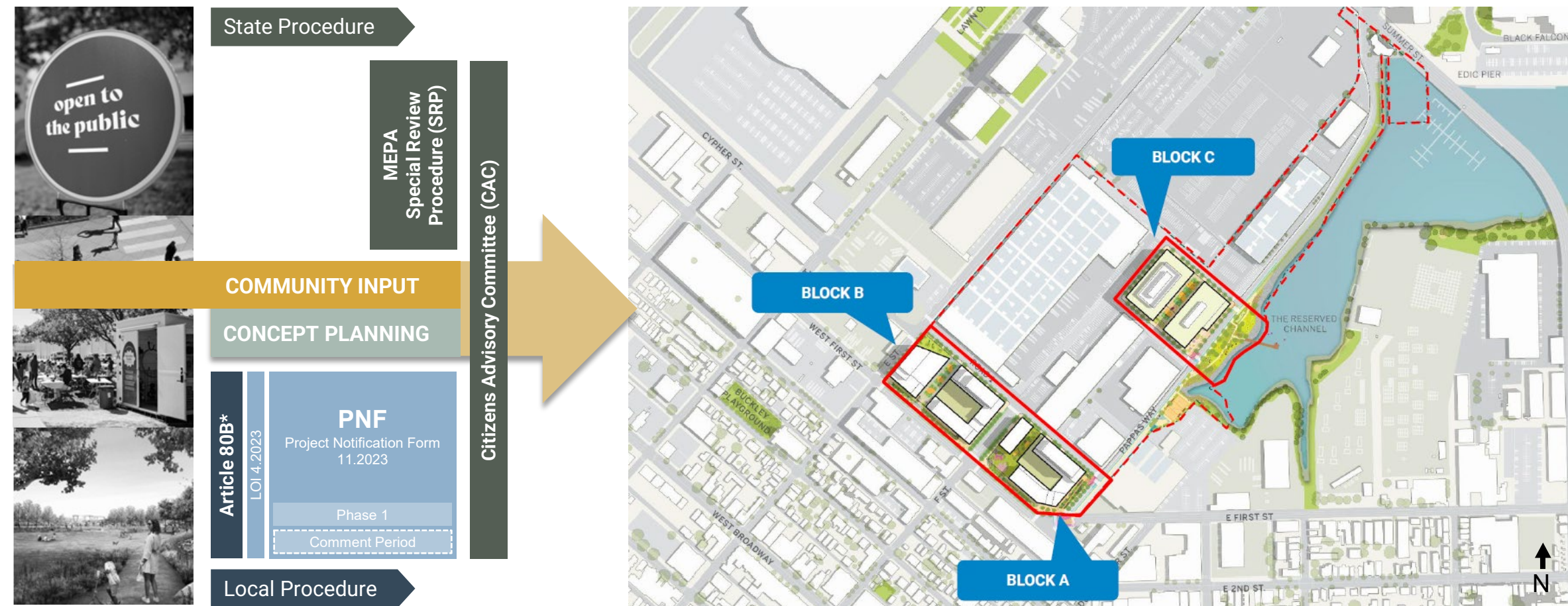
MEPA Special Review Procedure (SRP) Focuses on **Phase 1 Project and Master Plan**



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

1. Project Overview

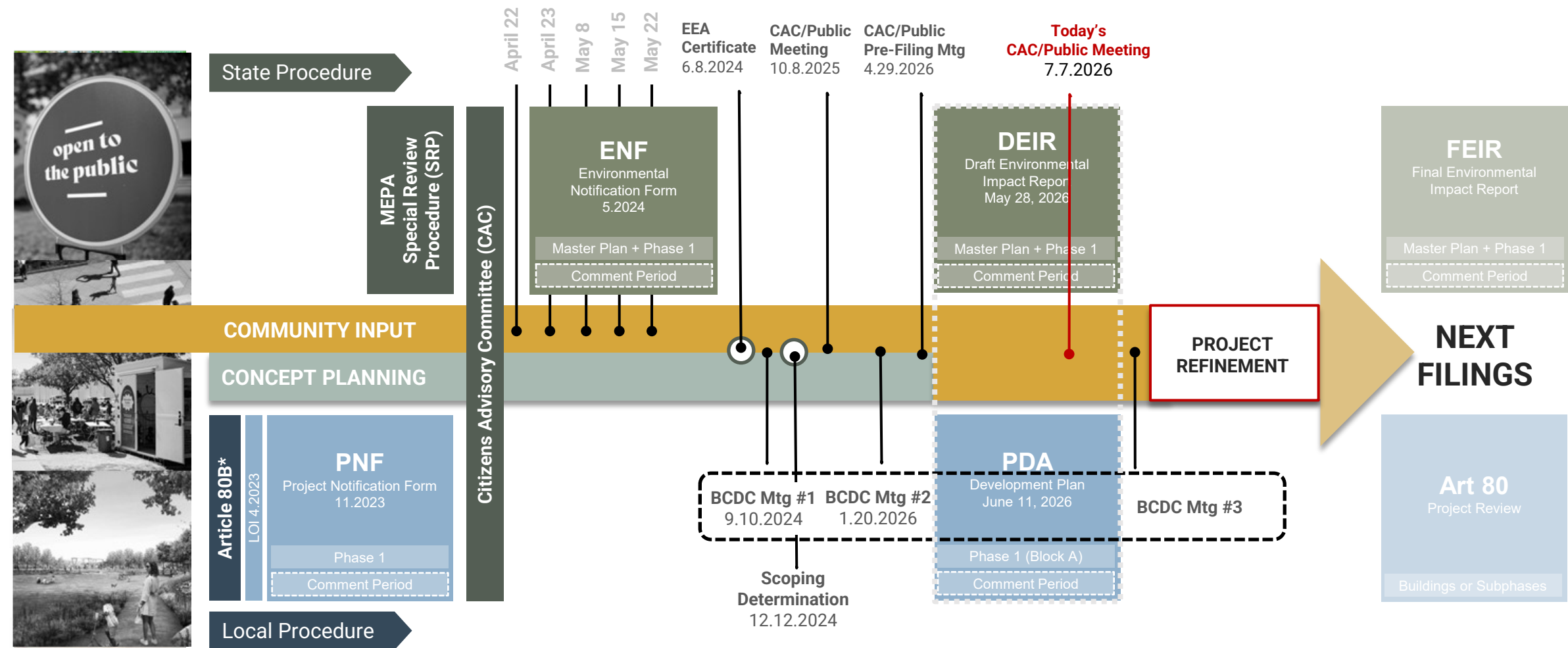
MEPA Special Review Procedure (SRP) Focuses on **Phase 1 Project in More Detail**



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

1. Project Overview

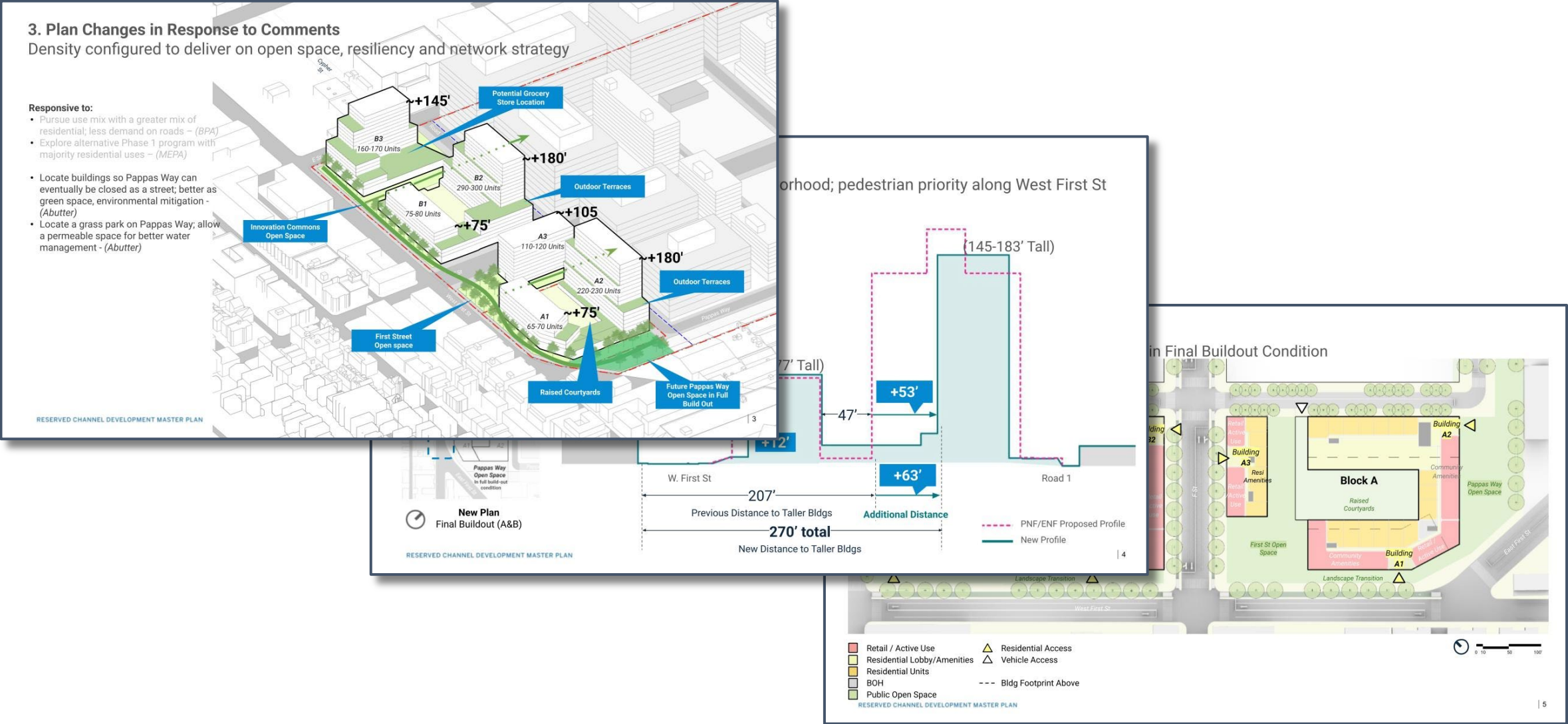
Parallel State (SRP) and Local Article 80 Procedure



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

1. October 2025 Public CAC Meeting

Response: Use Change - **added housing**/Massing Shifts - **away from First St/Open Space** - **rebalanced**



1. April 2026 Public CAC Meeting

DEIR Preview: Recap, Design Guidelines, Analysis and Benefits

2. DEIR Filing Preview

Summary of What is Included

Table of Contents

- 1.0 Project Description
- 2.0 Alternatives Analysis
- 3.0 Environmental Justice
- 4.0 Public Health
- 5.0 Chapter 91 / Tidelands
- 6.0 Wetlands and Stormwater Management
- 7.0 Transportation
- 8.0 Infrastructure
- 9.0 Hazardous Waste
- 10.0 Climate Change
- 11.0 Greenhouse Gas
- 12.0 Construction Impacts
- 13.0 Mitigation and Draft Section 61 Findings
- 14.0 Response to Comments

This Evening's Preview Focus

- Transportation
- Coastal Resilience
- Utility Infrastructure
- Environmental Justice & Air Quality
- Greenhouse Gas
- Tidelands (Chapter 91) / Wetlands
- Public Benefits and Mitigation

Appendices

- A Phase 1 Design Guidelines
- B Public Involvement Plan

RESERVED CHANNEL DEVELOPMENT MASTER PLAN

62

11

42

Condition

Characteristics, interaction with network, and transportation (TDM) program

Future vehicle and transit (Redesign) networks

29% of long-term trips

Build Capacity

Million in State Taxes (annual)

~ 5.3 Million In Housing Linkage
~ 1 Million in Jobs Linkage

2.76 Ac / 21.5% Open Space (excluding roads)

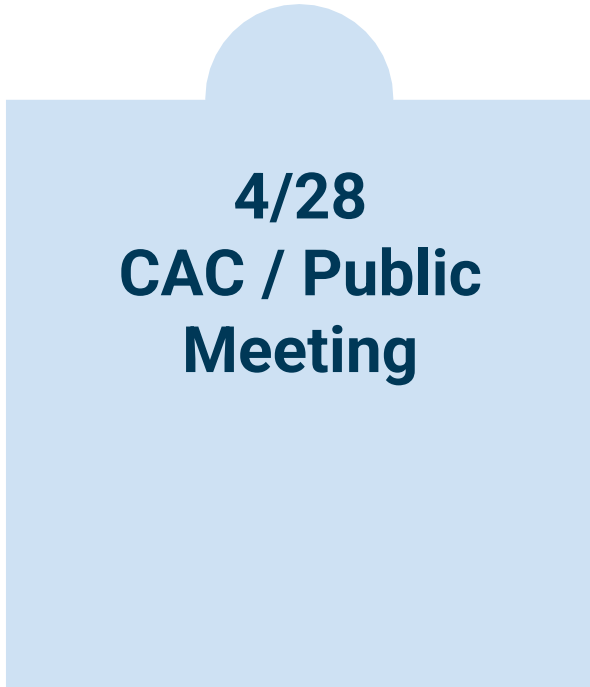
Phased Resiliency
+200 New Trees
+1 Ac of previous area

RESERVED CHANNEL DEVELOPMENT MASTER PLAN

11

What We Heard in April's Meeting:

- **Transportation & Capacity**
- **West First Street (Near-Term Focus)**
- **Local Impacts (Grocery / Parking)**
- **Housing Commitments**
- **Transparency & Public Process**



**4/28
CAC / Public
Meeting**

2 | DEIR

Design Guidelines Overview

1. Planning Orientation

- Intent of Design Guidelines
- Background
- Block Plan Parameters

1. Public Realm Design Guidelines

Overview

- Approach
- Character Zones and Programming
- Resiliency Strategy

Open Spaces

- Landscaped Corridors
- West First Gateway
- Pappas Way (Interim Improvements)
- Waterfront Improvements (Interim Improvements)

Streetscapes

- West First Street
- F Street
- Road 1 (Interim Improvements)
- Road A, B, C (Interim Improvements)

3. Building Design Guidelines

Overview

- Height Control
- Massing Expression and Articulation
- Building Height and Mechanical Enclosures
- Access and Pedestrian Prioritization
- Building Frontages
- Design Expression

Block A Guidelines

- Setback and Street Relationship
- Massing
- Ground Floor Activation
- Facade Look and Feel

Block B Guidelines

- Setback and Street Relationship
- Massing
- Ground Floor Activation
- Facade Look and Feel

Block C Guidelines

- Setback and Street Relationship
- Massing
- Ground Floor Activation
- Facade Look and Feel

RESERVED CHANNEL DEVELOPMENT

OXFORD

PAPPAS ENTERPRISES, INC.

Phase 1 Design Guidelines
Mar 20, 2026

SOM SCAPE

As detailed across the following pages, the Design Guidelines endeavor to first establish a topical overview of approach and subsequently identify how that strategy is implemented at the scale of each individual open space or building.

RESERVED CHANNEL DESIGN GUIDELINES - PHASE 1

- Existing Conditions:
 - Large industrial buildings
 - Open air surface parking lots
 - Reserved Channel edge
 - Open Space with walking paths and historical signage

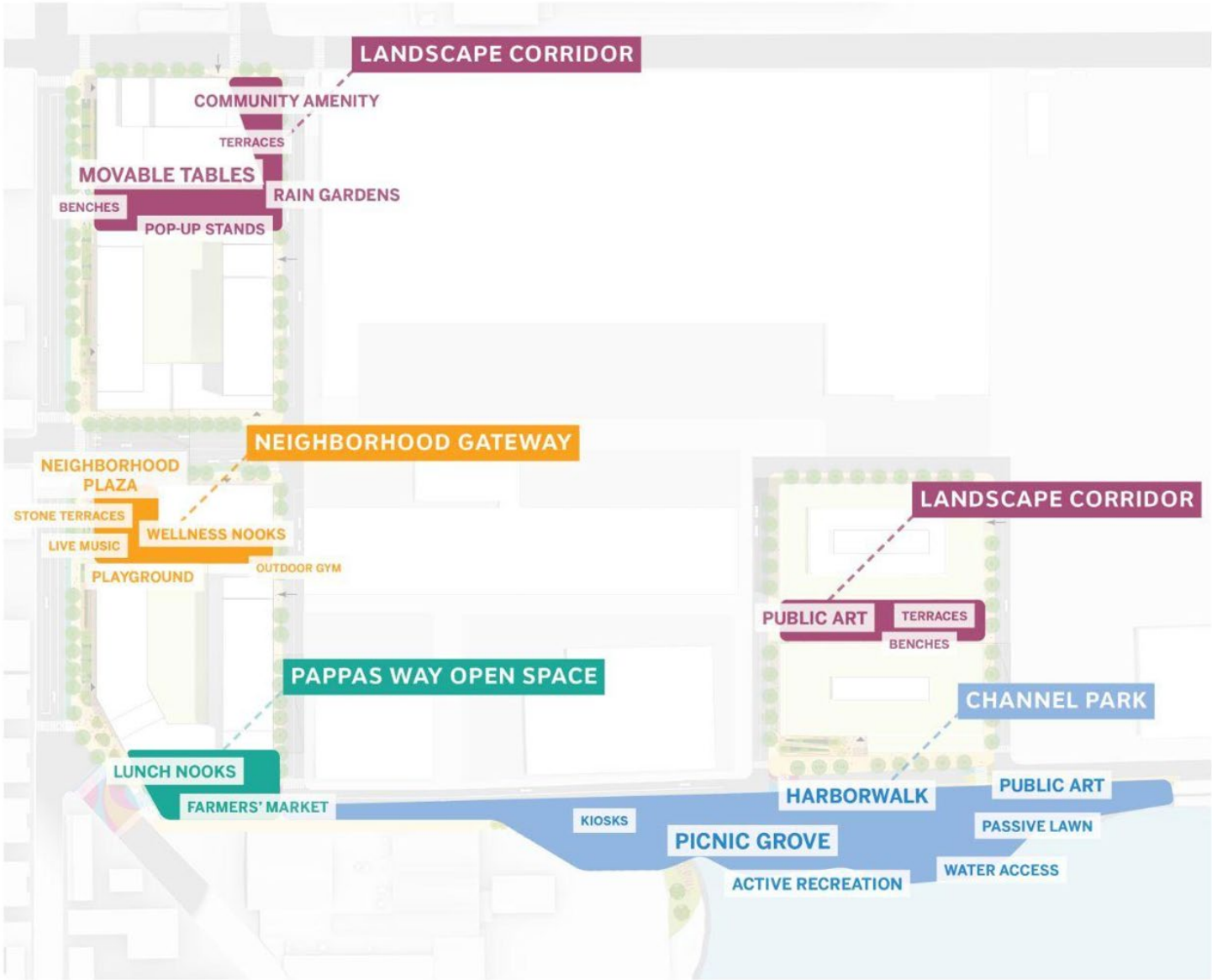
RESERVED CHANNEL DESIGN GUIDELINES - PHASE 1



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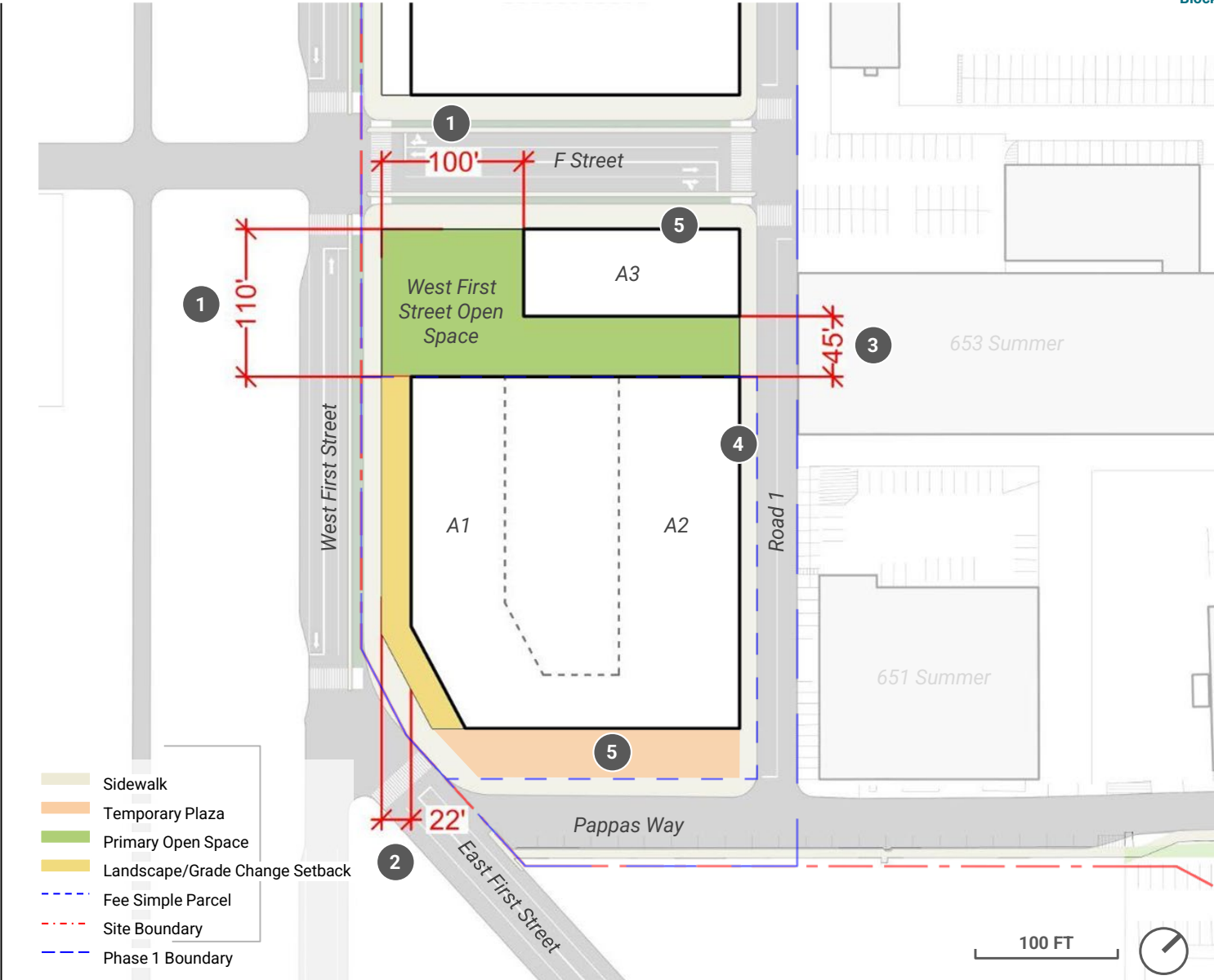
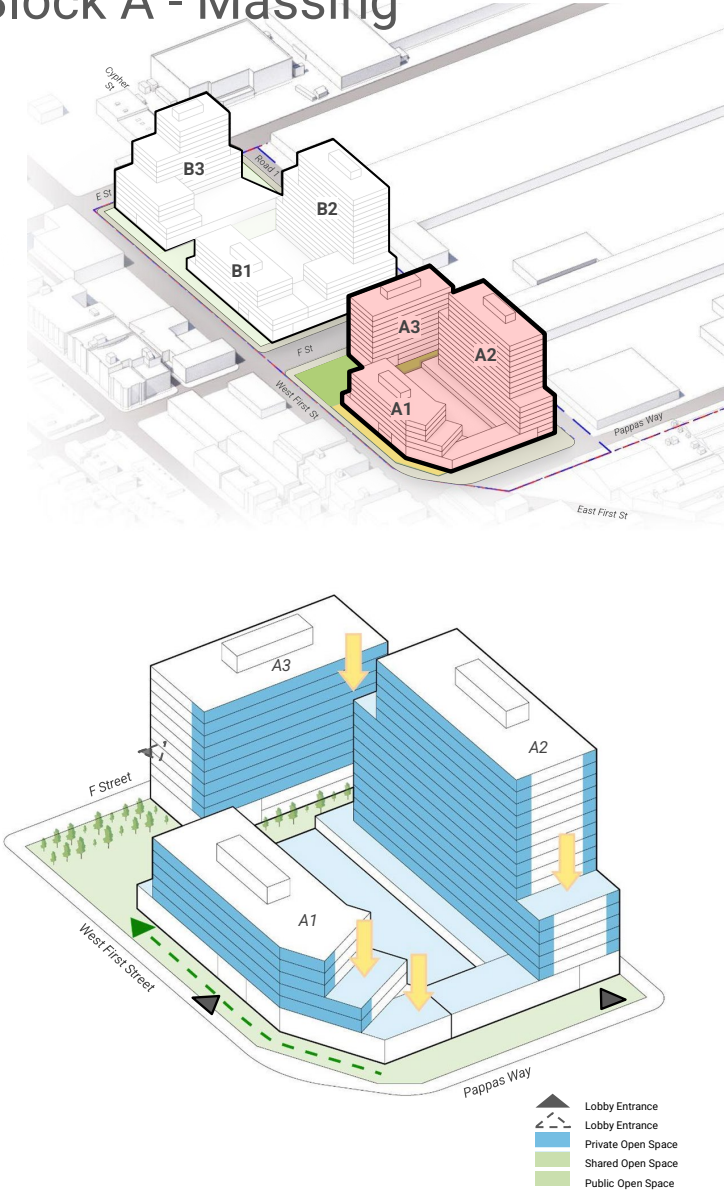
Design Guidelines

Public Realm Design



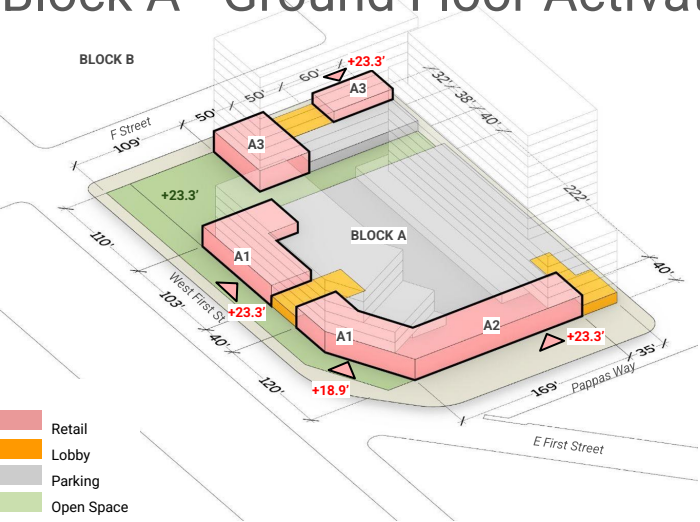
Design Guidelines

Block A - Massing



Design Guidelines

Block A - Ground Floor Activation



Design Guidelines

1. Ground floor retail should **support the neighborhood** and complement the upper story uses to promote an active, walkable public realm.
1. Ground-floor restaurant and neighborhood service uses should orient entrances and activity toward **primary streets and adjacent open spaces to maintain continuity** and support an active public realm.
1. Exterior storefront and interior space planning should take advantage of **opportunities to connect and relate to the exterior public realm**.

Building	Potential Retail Typology
A1	Full Service Restaurant/Fast Casual
A2	Neighborhood Services
A3	Neighborhood Services

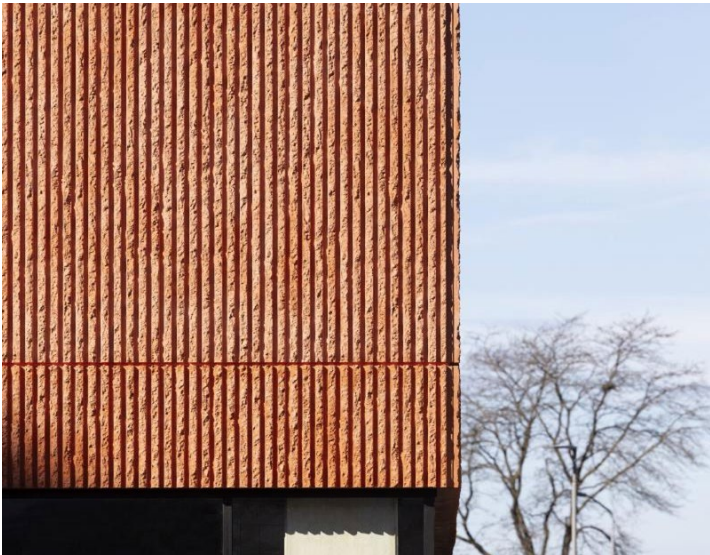


Design Guidelines

Block A - Material and Facade



RESERVED CHANNEL DEVELOPMENT MASTER PLAN



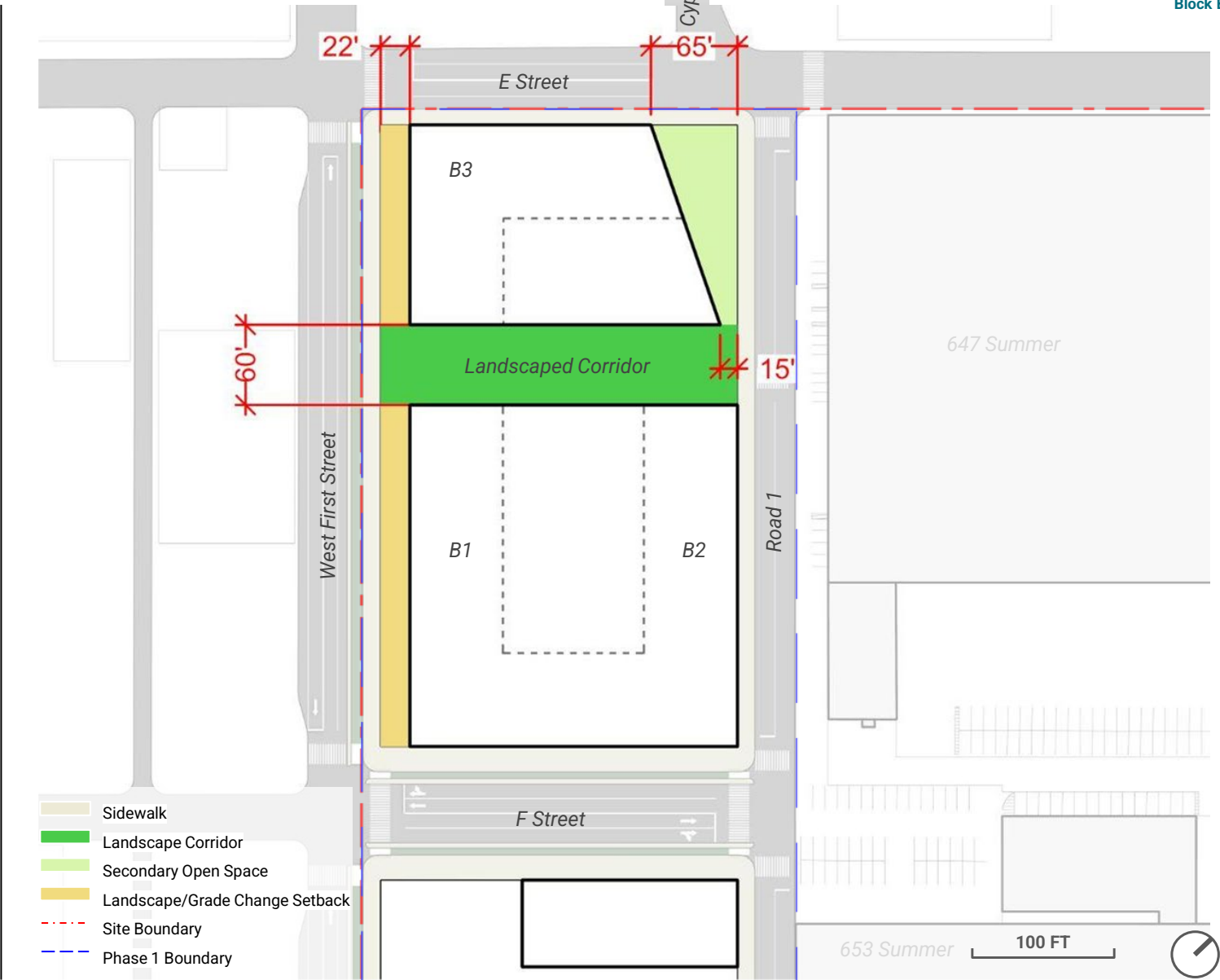
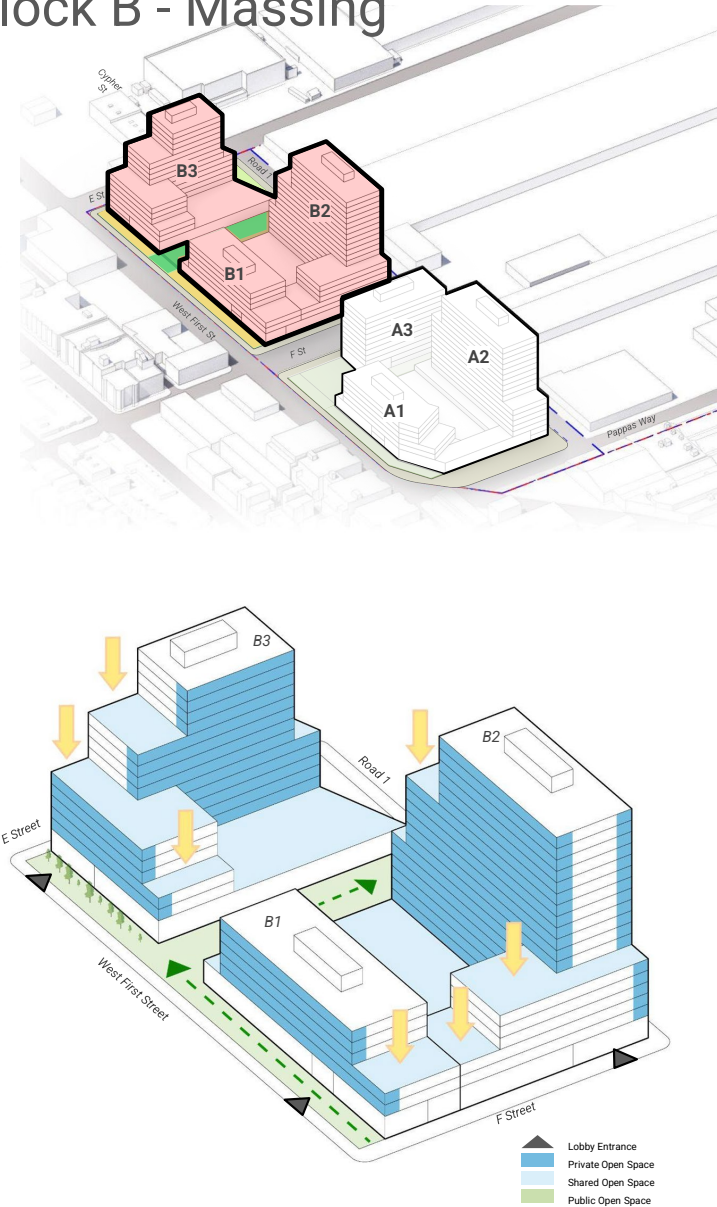
Design Guidelines

Block A - Look and Feel



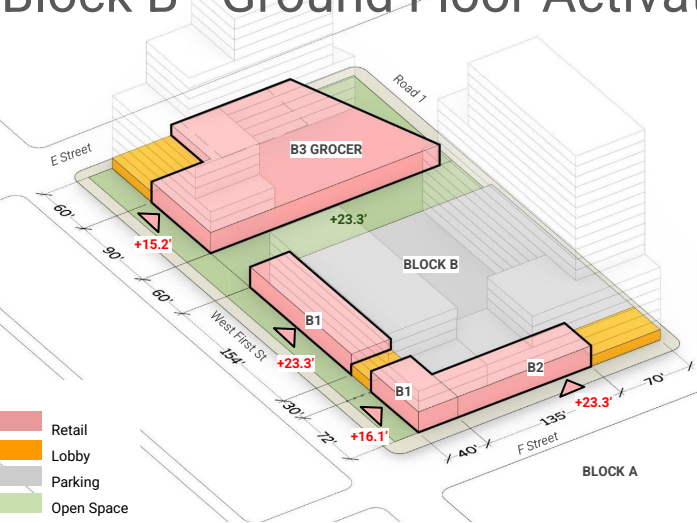
Design Guidelines

Block B - Massing



Design Guidelines

Block B - Ground Floor Activation



Design Guidelines

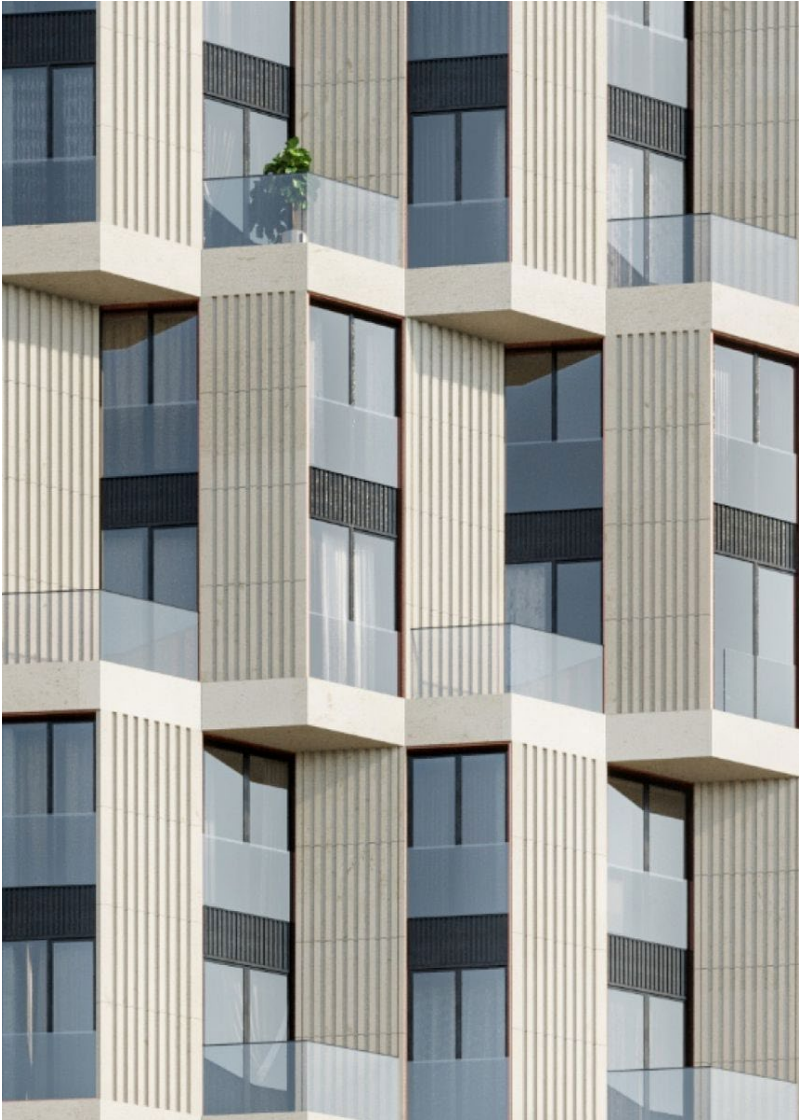
- Building B3's ground floor shall be planned to maximize the potential of a **community-scaled grocery store** occupying its space.
- Convenience and **frequency of use** should guide the **organization** of ground-floor retail, services, and grocery access.
- Exterior storefront and interior space planning should take advantage of **opportunities to connect and relate to the exterior public realm**.

Building	Potential Retail Typology
B1	Neighborhood Services / Fast Casual
B2	Neighborhood Services
B3	Potential Grocer

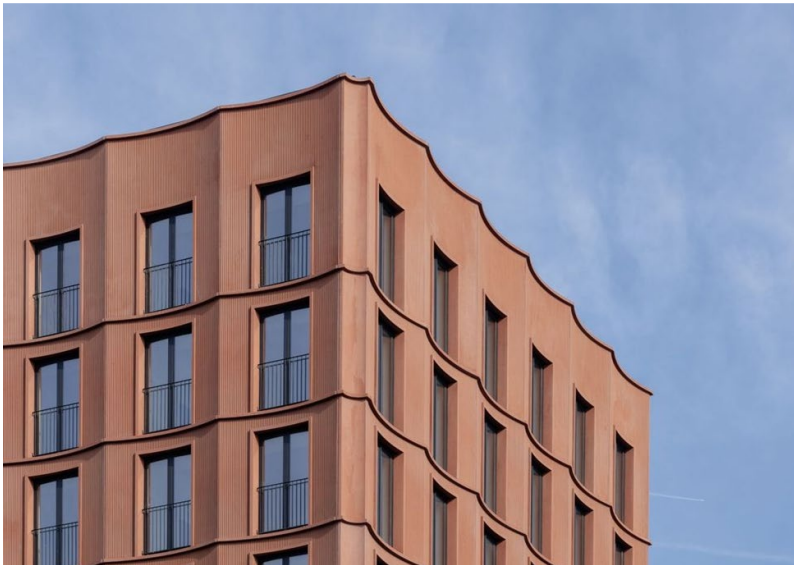


Design Guidelines

Block B - Material and Facade



RESERVED CHANNEL DEVELOPMENT MASTER PLAN



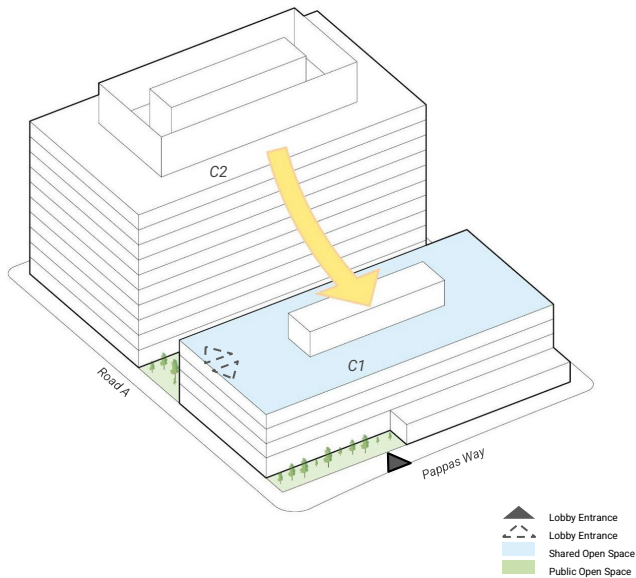
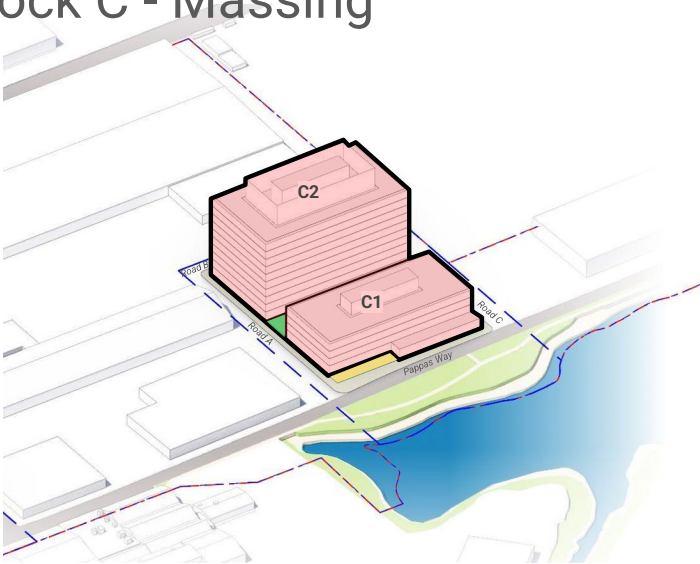
Design Guidelines

Block B - Look and Feel

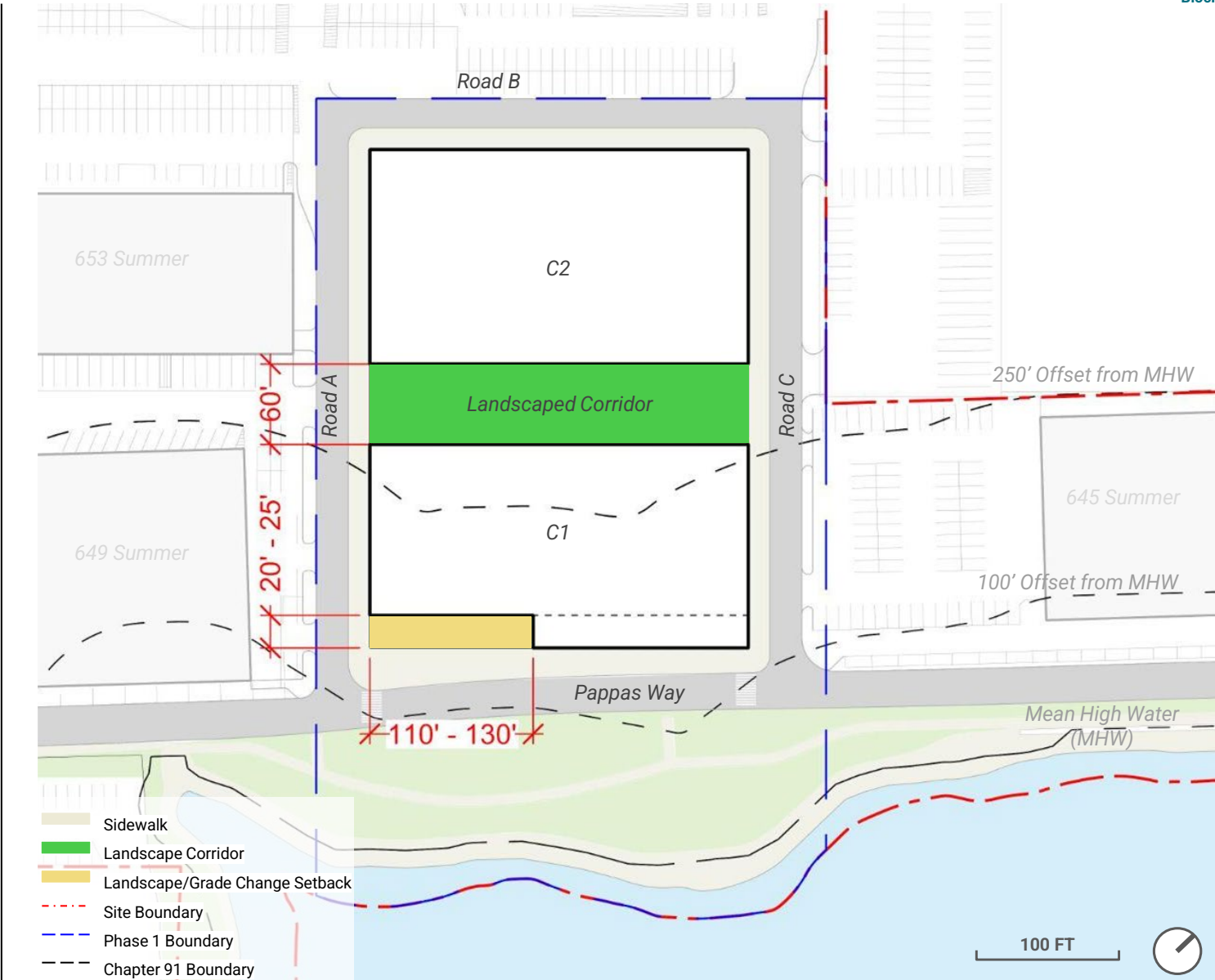


Design Guidelines

Block C - Massing

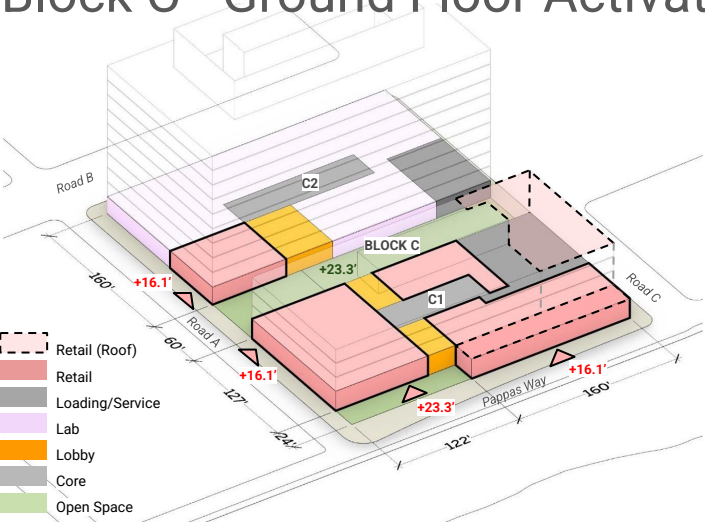


RESERVED CHANNEL DEVELOPMENT MASTER PLAN



Design Guidelines

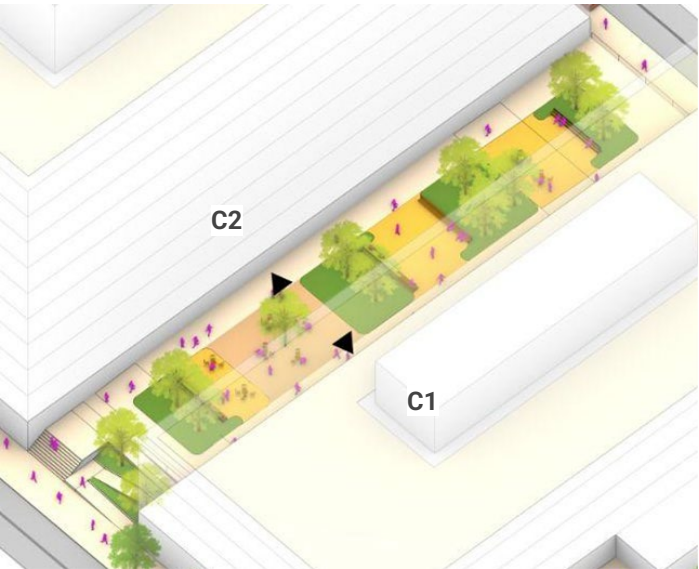
Block C - Ground Floor Activation



Design Guidelines

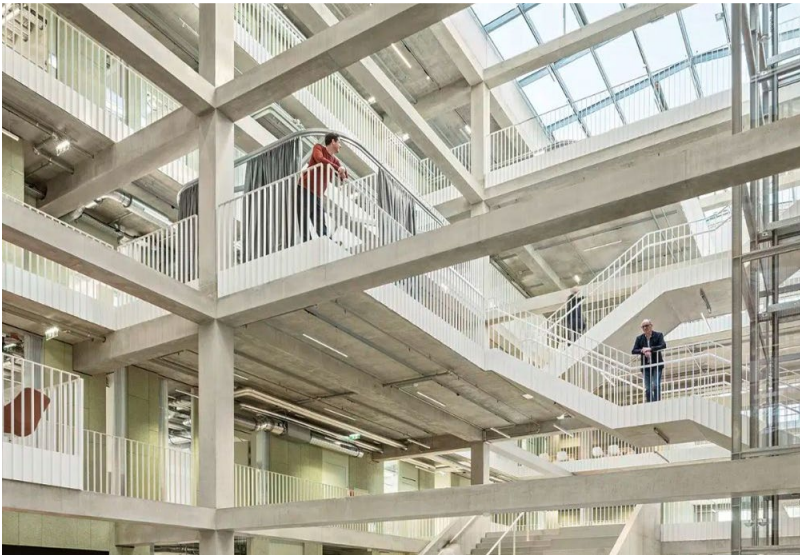
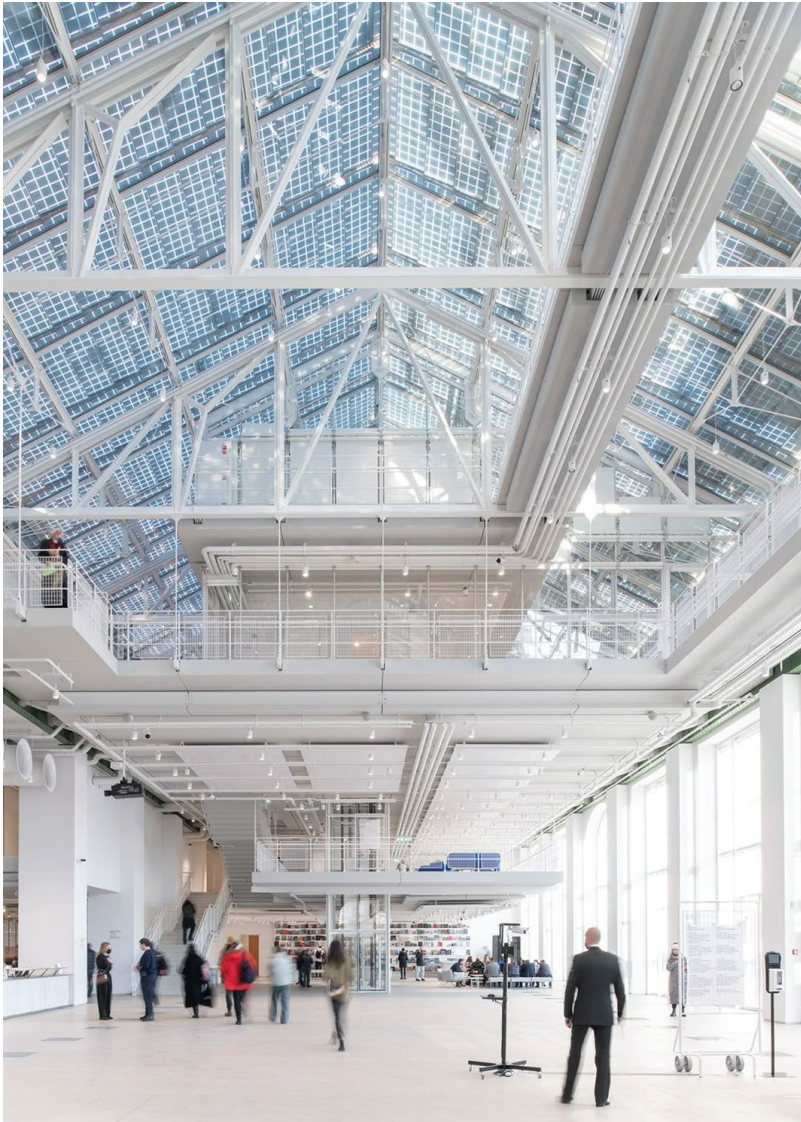
1. Encourage the inclusion of a **variety of health and wellness-oriented businesses** to complement upper story uses and to activate this waterfront location.
1. Exterior storefront and interior space planning should take advantage of **opportunities to connect and relate to the exterior public realm**.

Building	Retail Typology
C1	Full Service Restaurant
C2	Fast Casual



Design Guidelines

Block C - Material and Facade



Design Guidelines

Block C - Look and Feel



2. DEIR Overview

Transportation

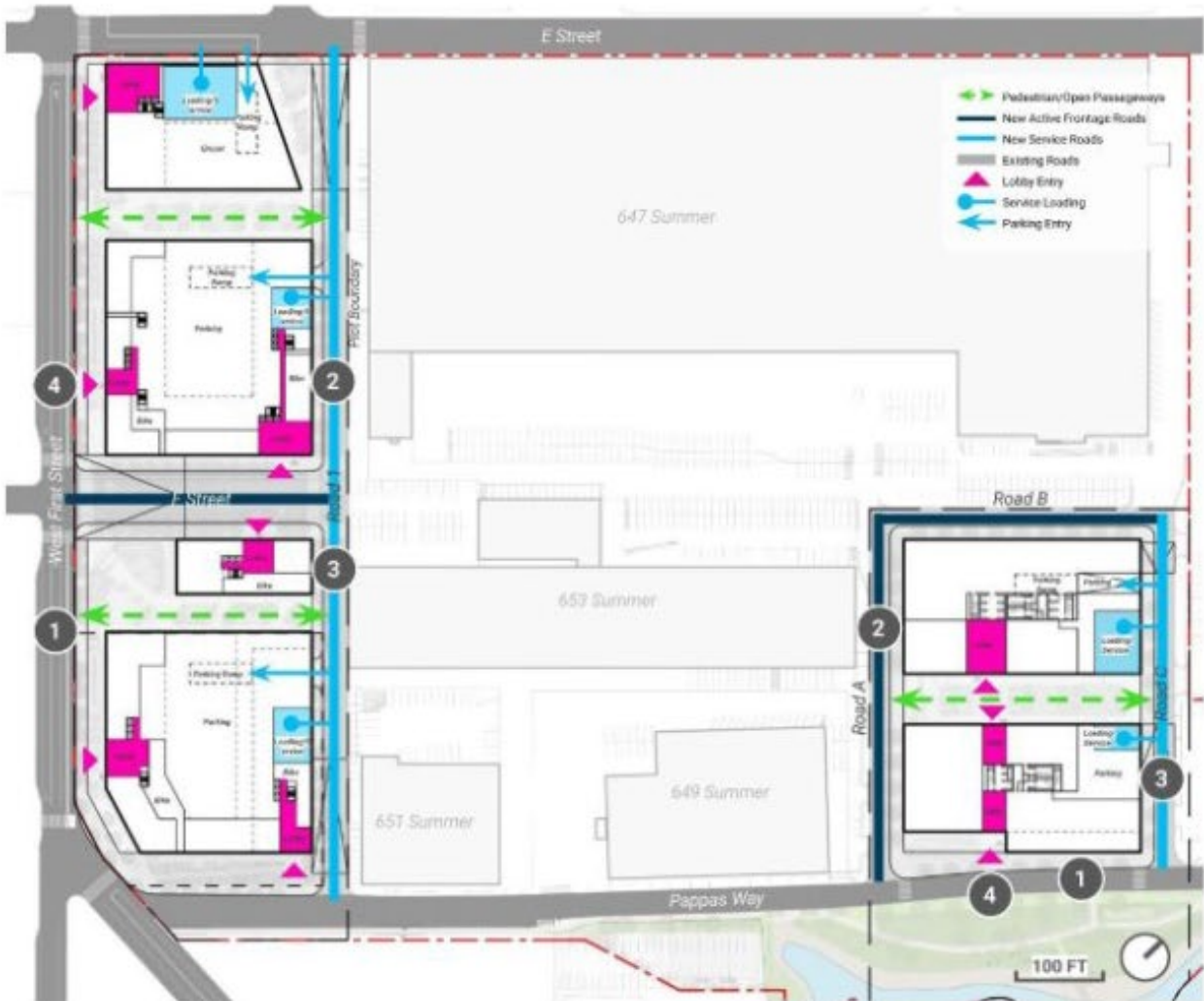
Analyze local and broader impacts of Phase 1

Broader interaction of vehicle and multimodal travel on surrounding neighborhoods



Design Guidelines

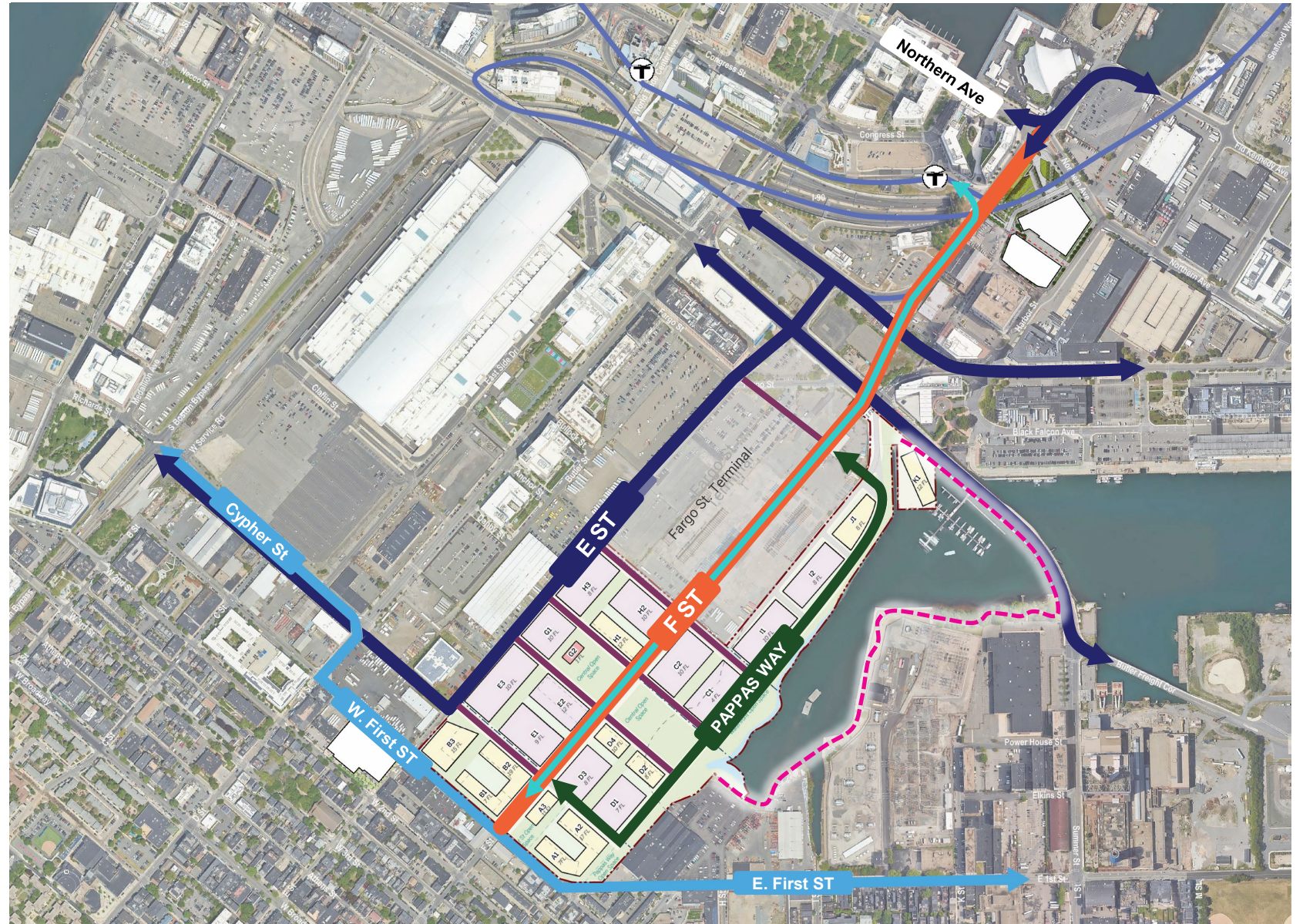
1. **Pedestrian access should be prioritized** along primary streets and key active corridors with primary **building entrances** located on **highly visible and walkable frontages**.
2. To limit curb cuts along primary streets, **vehicular access** should be **consolidated** along secondary streets where feasible to minimize conflicts with pedestrian activity.
3. **Loading and service entrances** should be located on **secondary streets** and screened from primary public frontages to maintain an active and pedestrian-oriented streetscape.
4. **F Street, West First Street, and Pappas Way** should function as **primary pedestrian-facing frontages** for entrances and active uses, while Road 1 should accommodate loading, service, and parking access.



2. DEIR Overview Transportation

Introduce Master
Plan program,
which builds upon
Phase 1 footprint

Allows for
incremental
growth of the
project site with
re-orientation of
the roadway
network



2. DEIR Overview

Transportation – approach confirmed with MassDOT and City of Boston

Existing Conditions

Follows Commonwealth's
Transportation Impact Assessment
guidelines

Capacity analyses for existing vehicle
and transit networks

29% of long-
term trips

Phase 1 Condition

Phase 1 site plan design
characteristics, interaction with
broader transportation network, and
transportation demand management
(TDM) program

Capacity analyses for future vehicle
and transit (non-Bus Network
Redesign) networks

100% of long-
term trips

Master Plan Condition

Master Plan site plan design
characteristics, interaction with
broader transportation network

Capacity analyses for future
development to be completed as part
of future filings

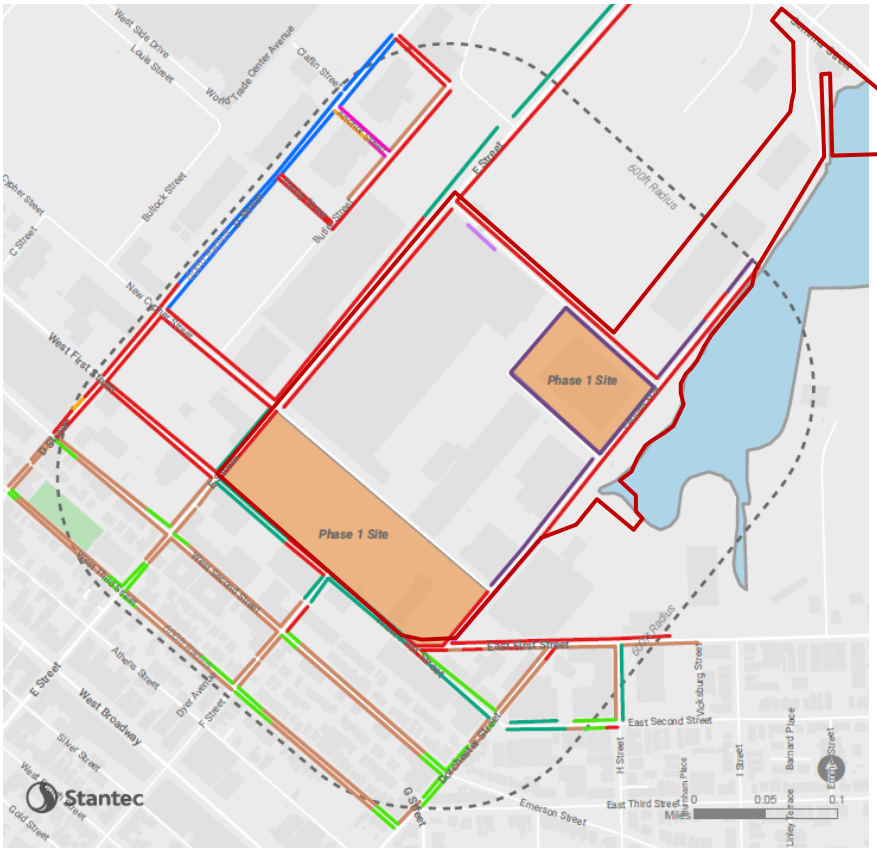
2. DEIR Overview

Transportation

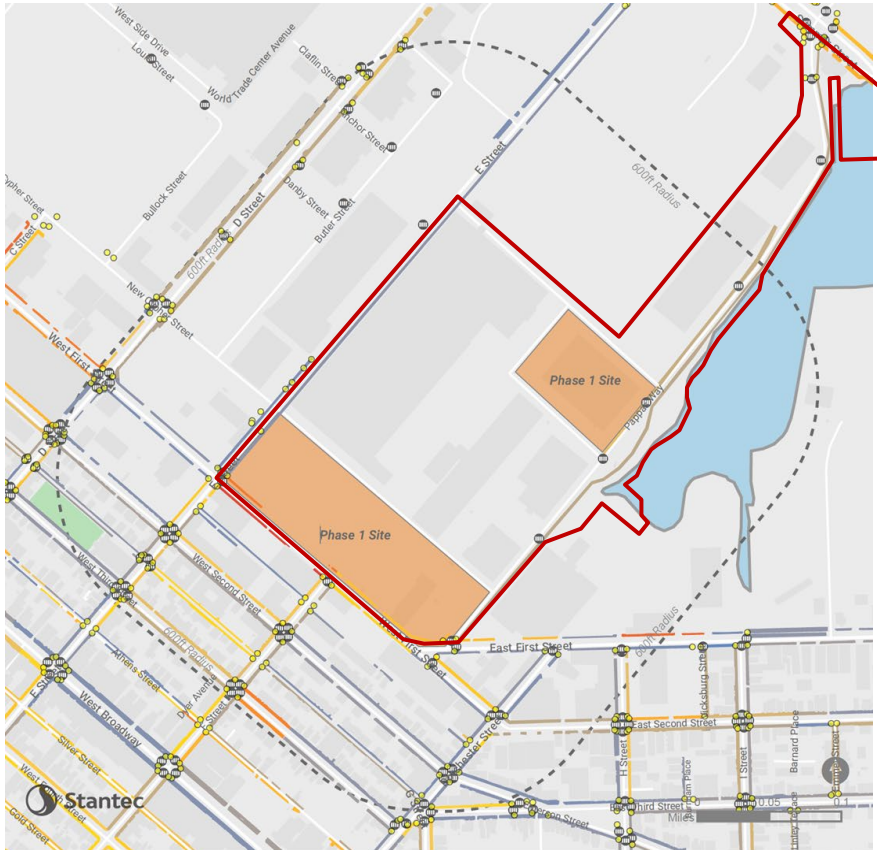
Existing Conditions

Follows Commonwealth's
Transportation Impact Assessment
guidelines

Capacity analyses for existing vehicle
and transit networks



- Private Parking
 - Unregulated
 - Metered Parking
 - 30-Min Parking
 - Leased Parking
 - Resident Parking
- Public Parking
 - 2hr Visitor
 - Parking, Resident Permit Exempt
- No Parking/Loading
 - Loading Zone
 - Valet
 - No Parking



- Crosswalks
- ADA-Compliant Curb Ramp
- Sidewalk Condition Index
 - Poor
 - Excellent

2. DEIR Overview
Transportation

Existing Conditions



Vehicle



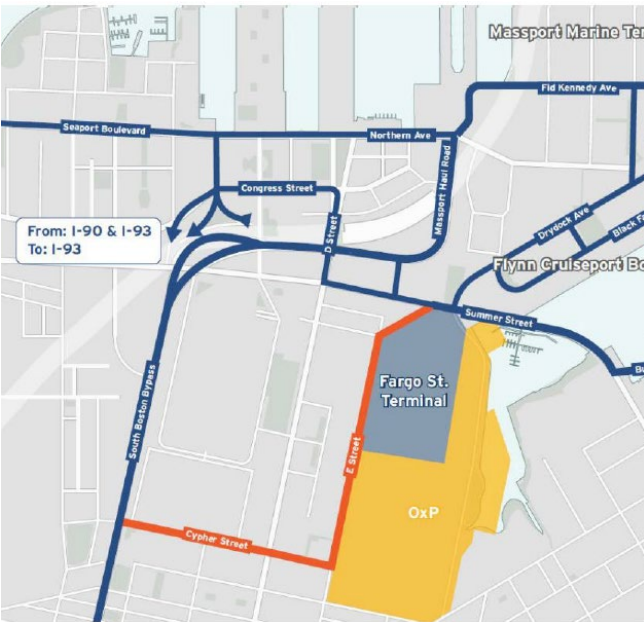
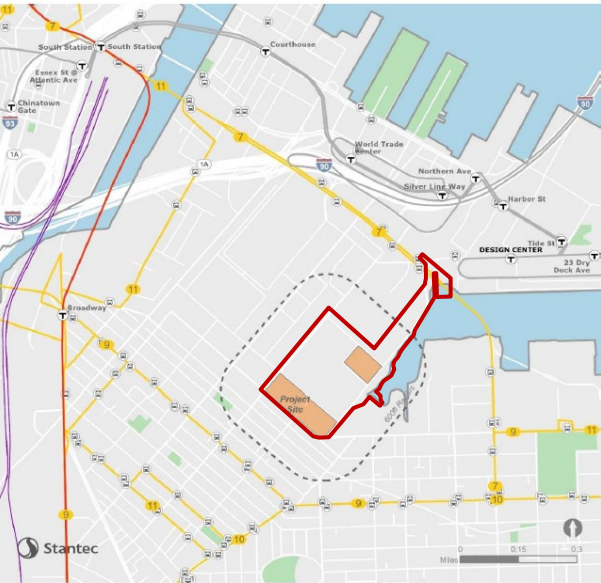
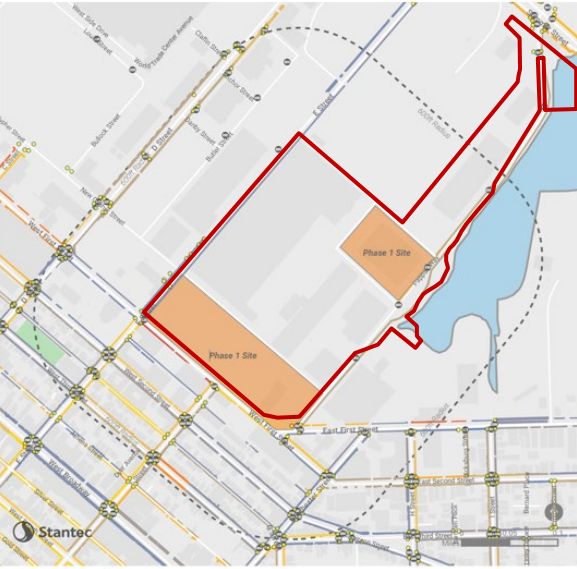
Bike/Ped



Transit



Freight



- ▶ Traffic modeling of study area intersections
- ▶ Crash analyses
- ▶ Nearby parking resources

- ▶ Complete streets compliance of local street network
- ▶ Local bicycle network

- ▶ Existing and future Bus Network Redesign transit networks

- ▶ Evaluation of local roadway network to meet on-site freight needs

2. DEIR Overview

Transportation

29% of long-term trips

Phase 1 Condition

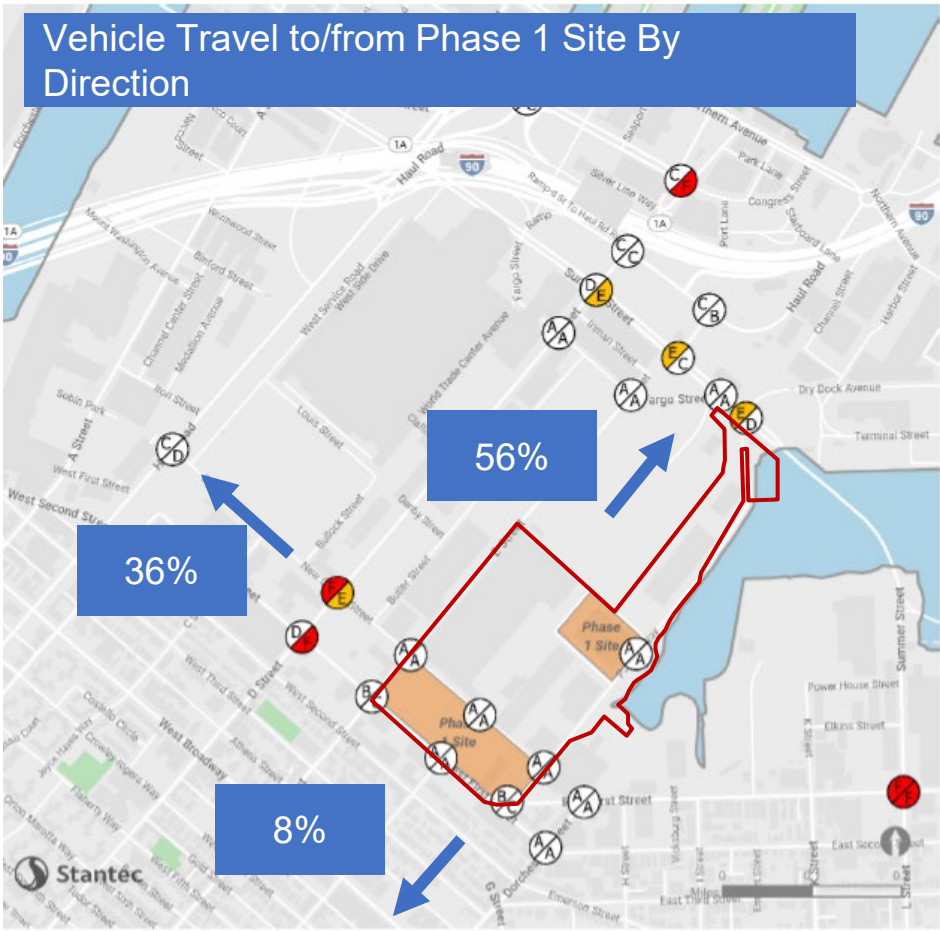
Phase 1 site plan design characteristics, interaction with broader transportation network, and transportation demand management (TDM) program

Capacity analyses for future vehicle and transit (non-Bus Network Redesign) networks



Level Of Service - No-Build Conditions

Level of Service



Vehicle Travel to/from Phase 1 Site By Direction

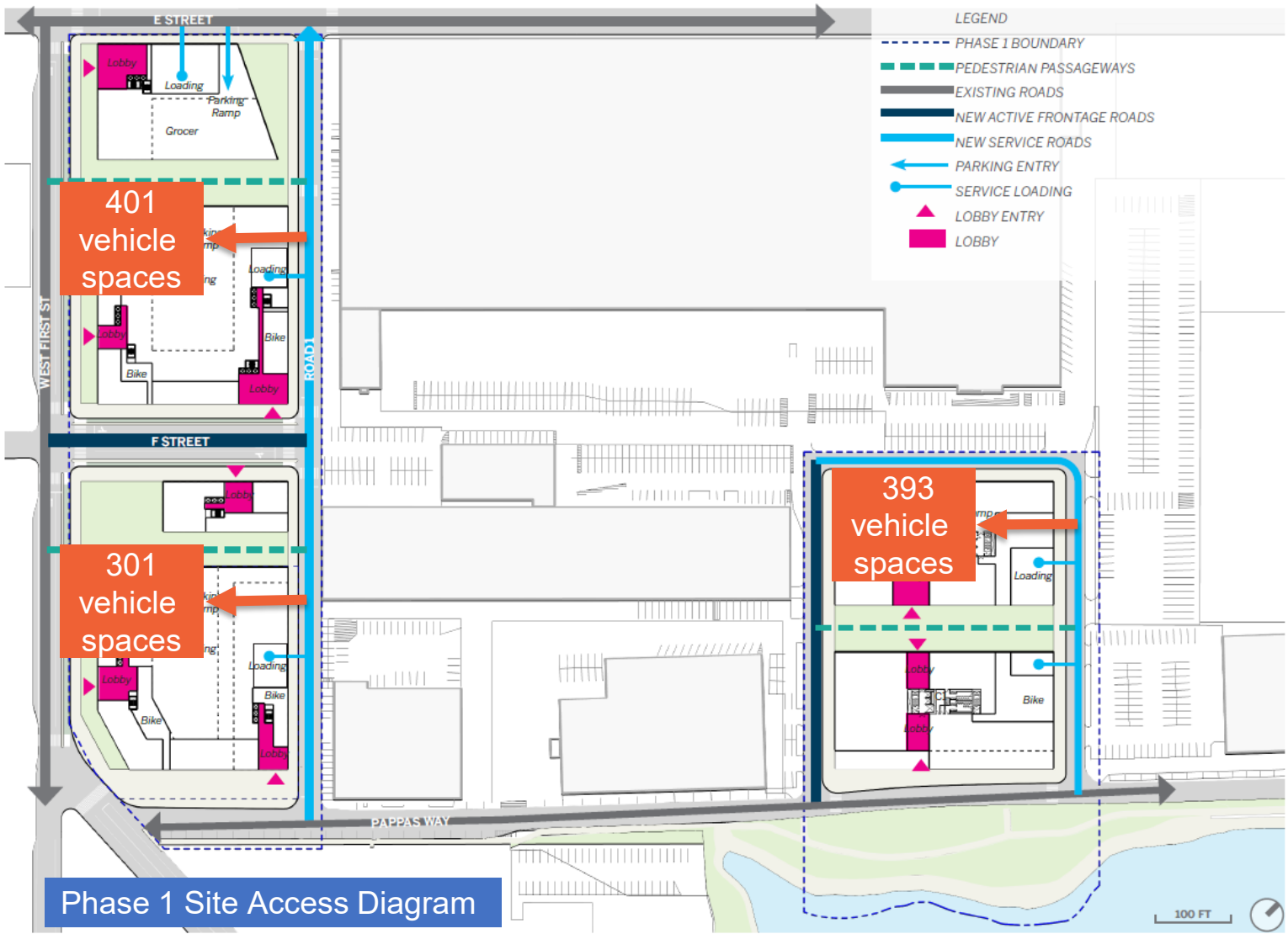
Level Of Service - Build Conditions

Level of Service

No anticipated deterioration in traffic operations with Phase 1 project in place

2. DEIR Overview

Transportation



Phase 1 Site Access Diagram

Phase 1 Condition

Phase 1 site plan design characteristics, interaction with broader transportation network, and transportation demand management (TDM) program

Capacity analyses for future vehicle and transit (non-Bus Network Redesign) networks

29% of long-term trips

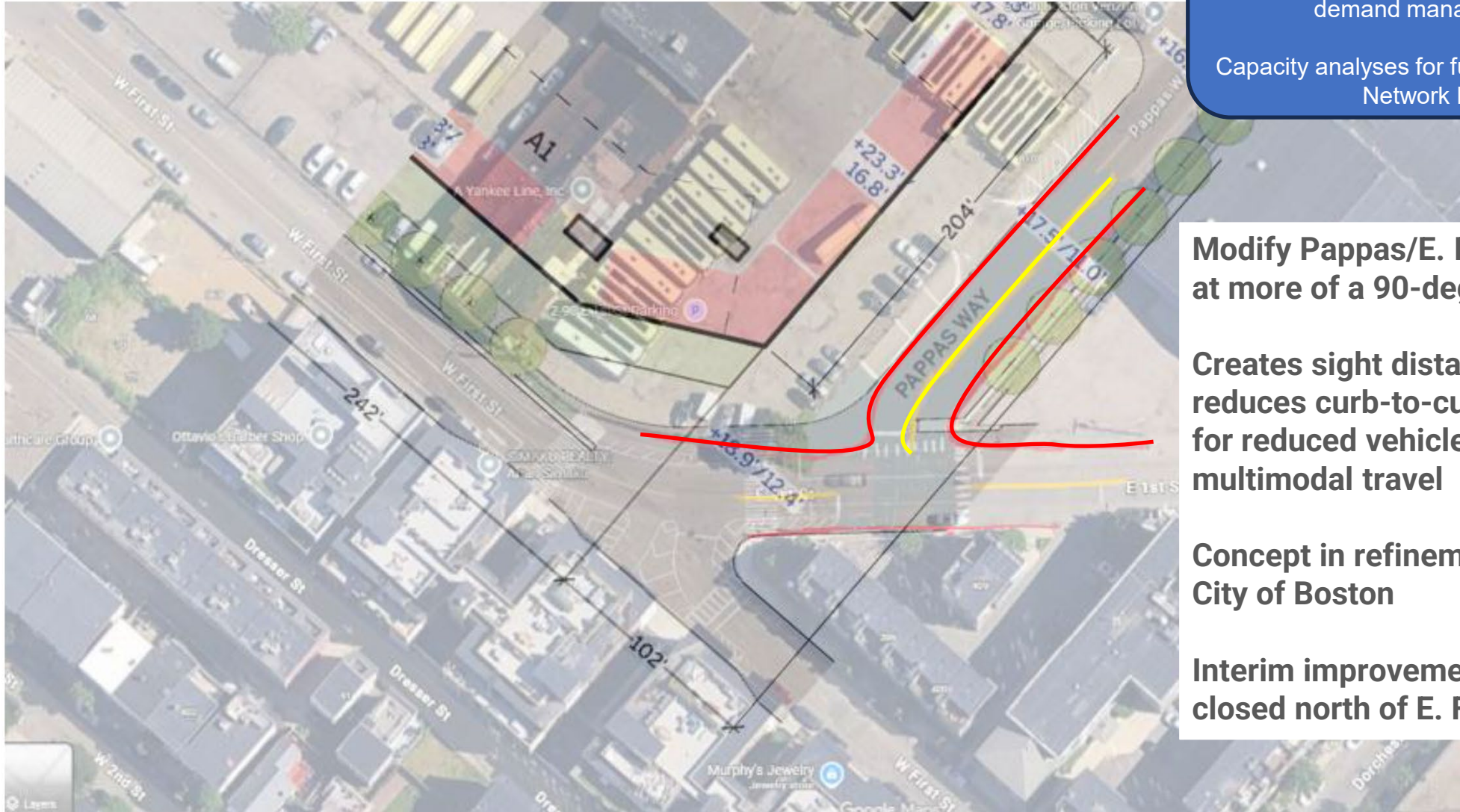
Compliance with City's vehicle parking and bicycle parking guidelines

Active monitoring of parking supply to prevent spillover into neighborhood / entertain opening excess supply to neighborhood

Provision of EV-charging infrastructure (25% EV ready, 100% able to be equipped)

2. DEIR Overview

Transportation



Phase 1 Condition

Phase 1 site plan design characteristics, interaction with broader transportation network, and transportation demand management (TDM) program

Capacity analyses for future vehicle and transit (non-Bus Network Redesign) networks

29% of long-term trips

Modify Pappas/E. First intersection to meet at more of a 90-degree angle

Creates sight distance improvements and reduces curb-to-curb footprint of intersection for reduced vehicle speeds and improved multimodal travel

Concept in refinement with Massport and City of Boston

Interim improvement only; Pappas Way closed north of E. First Street in Master Plan

2. DEIR Overview

Transportation

Robust TDM program to facilitate travel by means other than driving alone, including access improvements to bus routes along Broadway, D Street, and Summer Street.

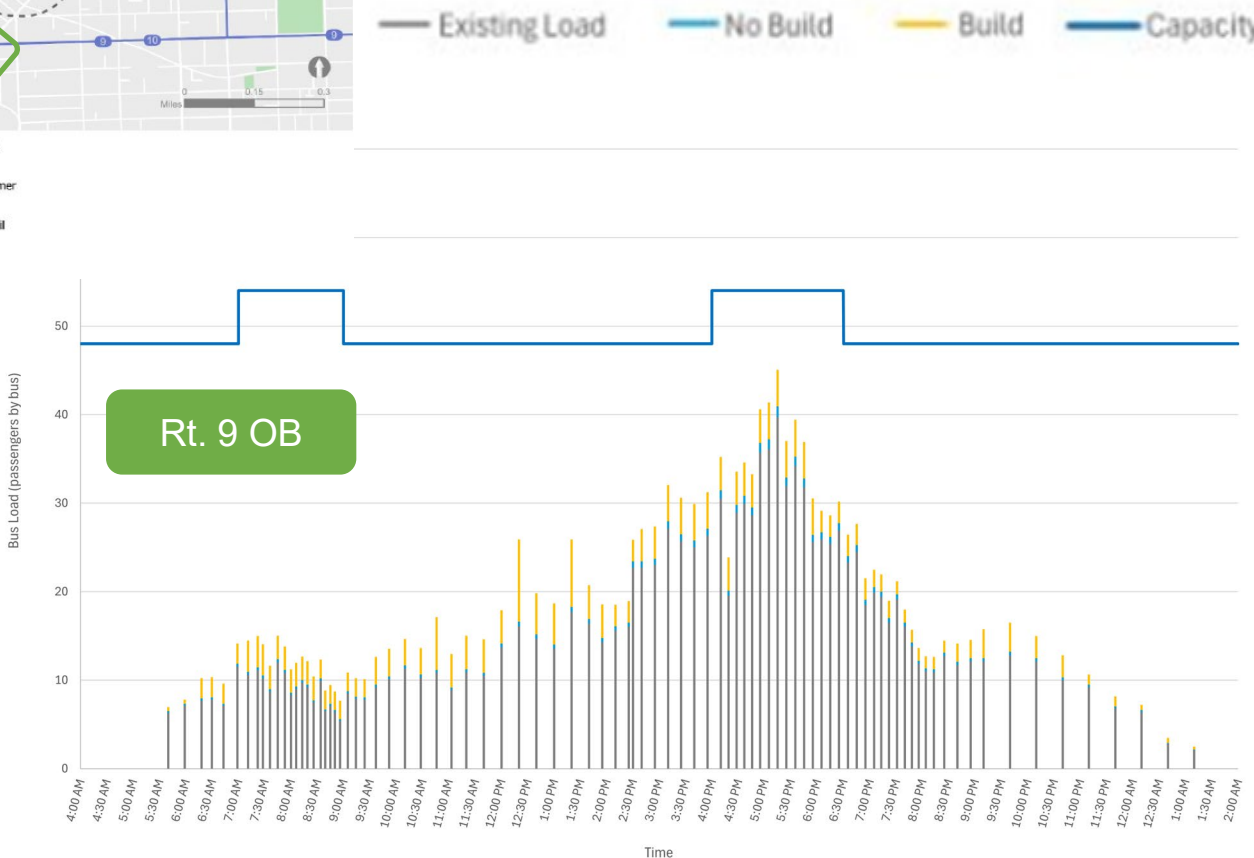
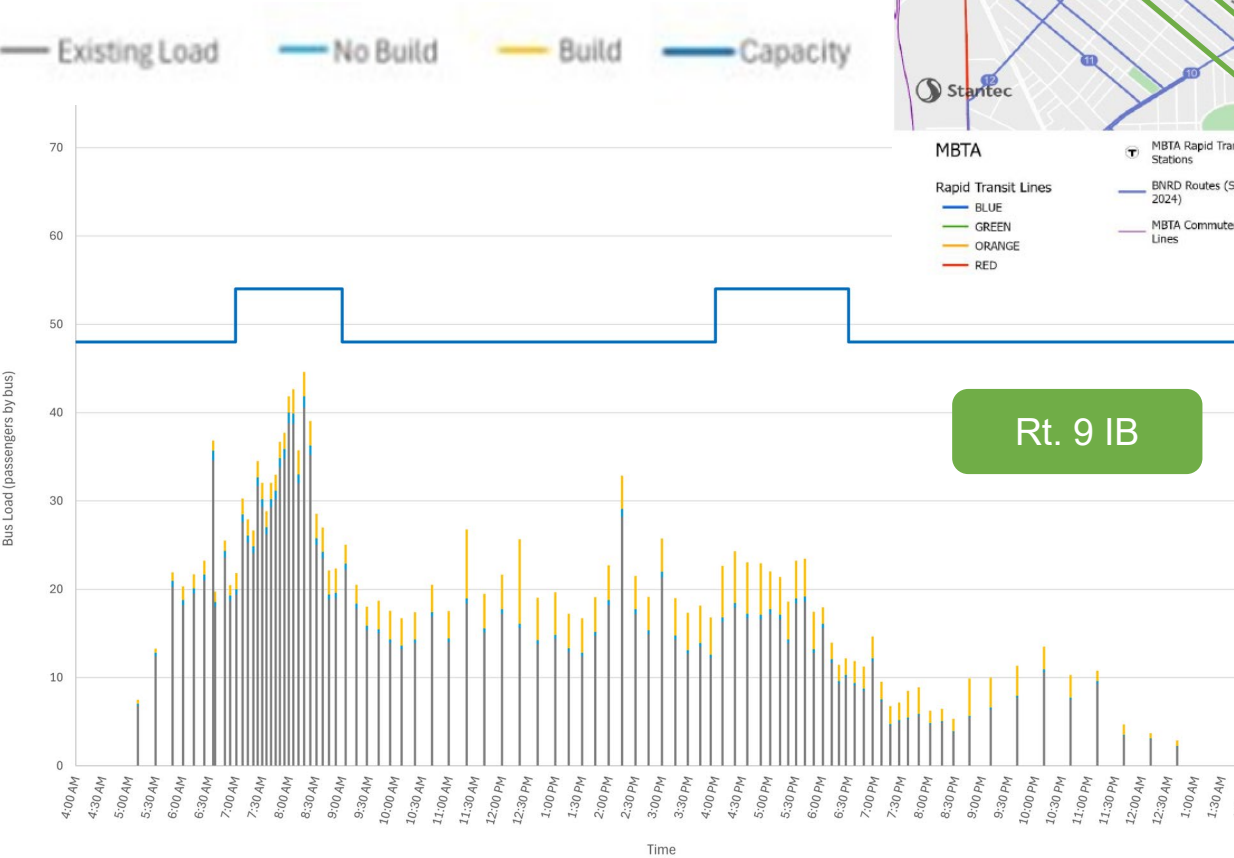


Phase 1 Condition

Phase 1 site plan design characteristics, interaction with broader transportation network, and transportation demand management (TDM) program

Capacity analyses for future vehicle and transit (non-Bus Network Redesign) networks

29% of long-term trips



2. DEIR Overview

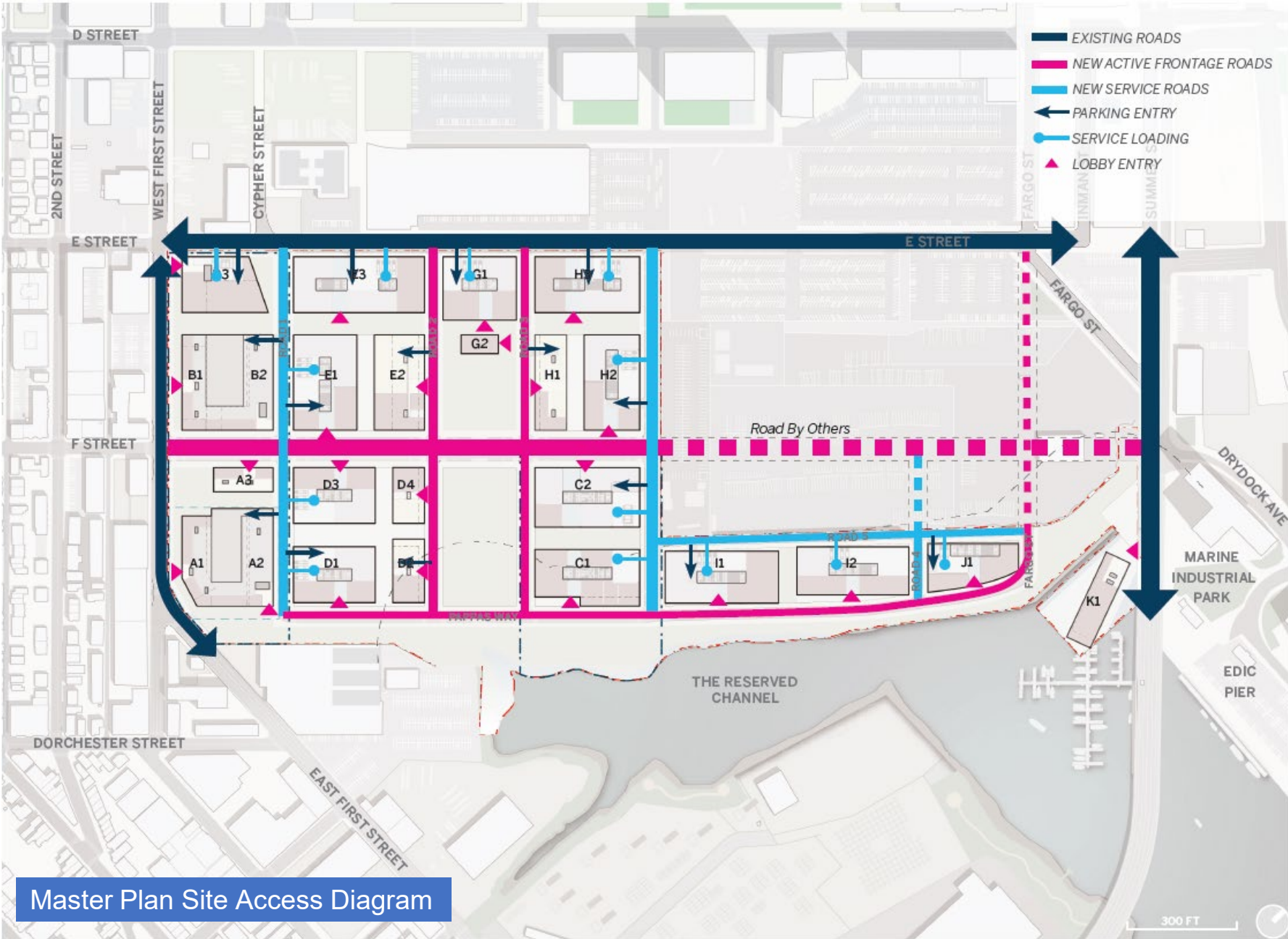
Transportation

100% of long-term trips

Master Plan Condition

Master Plan site plan design characteristics, interaction with broader transportation network

Capacity analyses for future development to be completed as part of future filings



2. DEIR Overview

Transportation

Builds upon Phase 1 program, including to account for observed usage patterns in limiting transportation impacts upon outlying neighborhoods (including trucks)

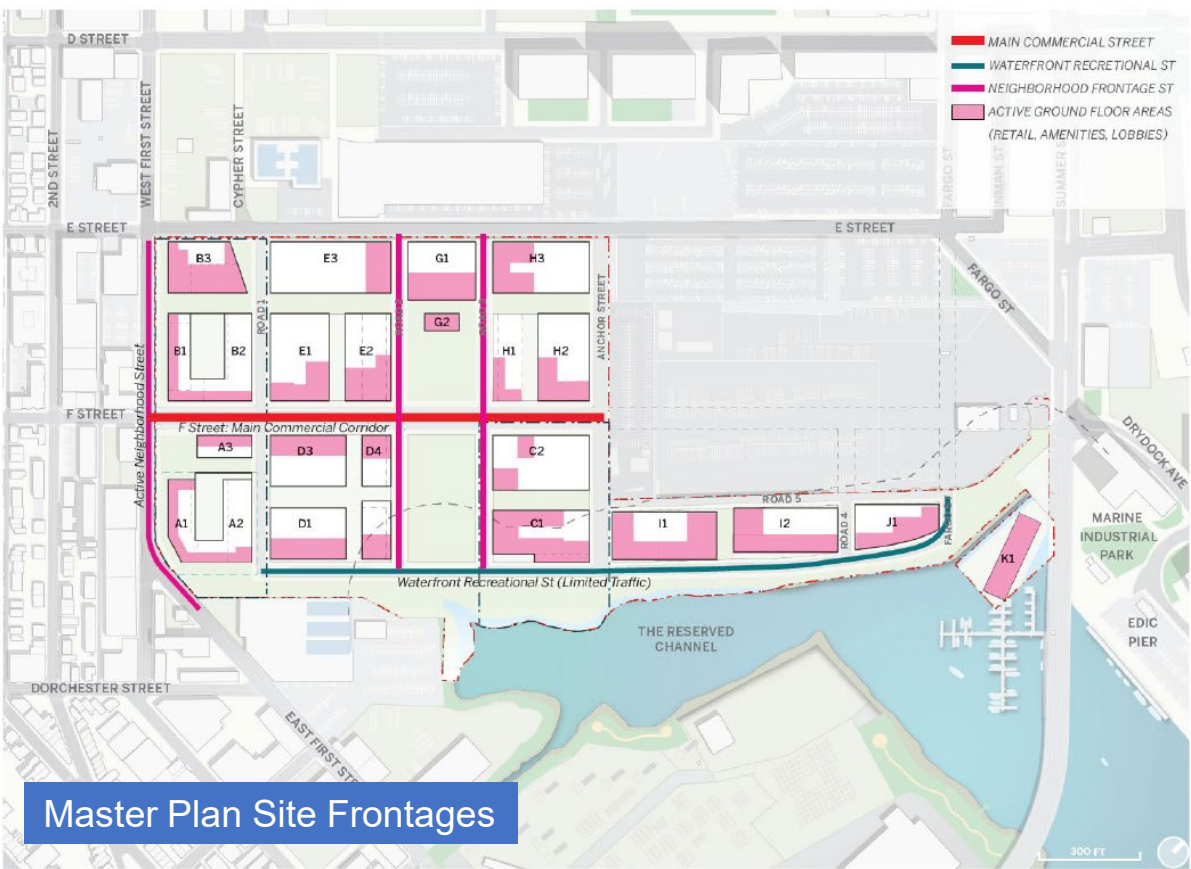
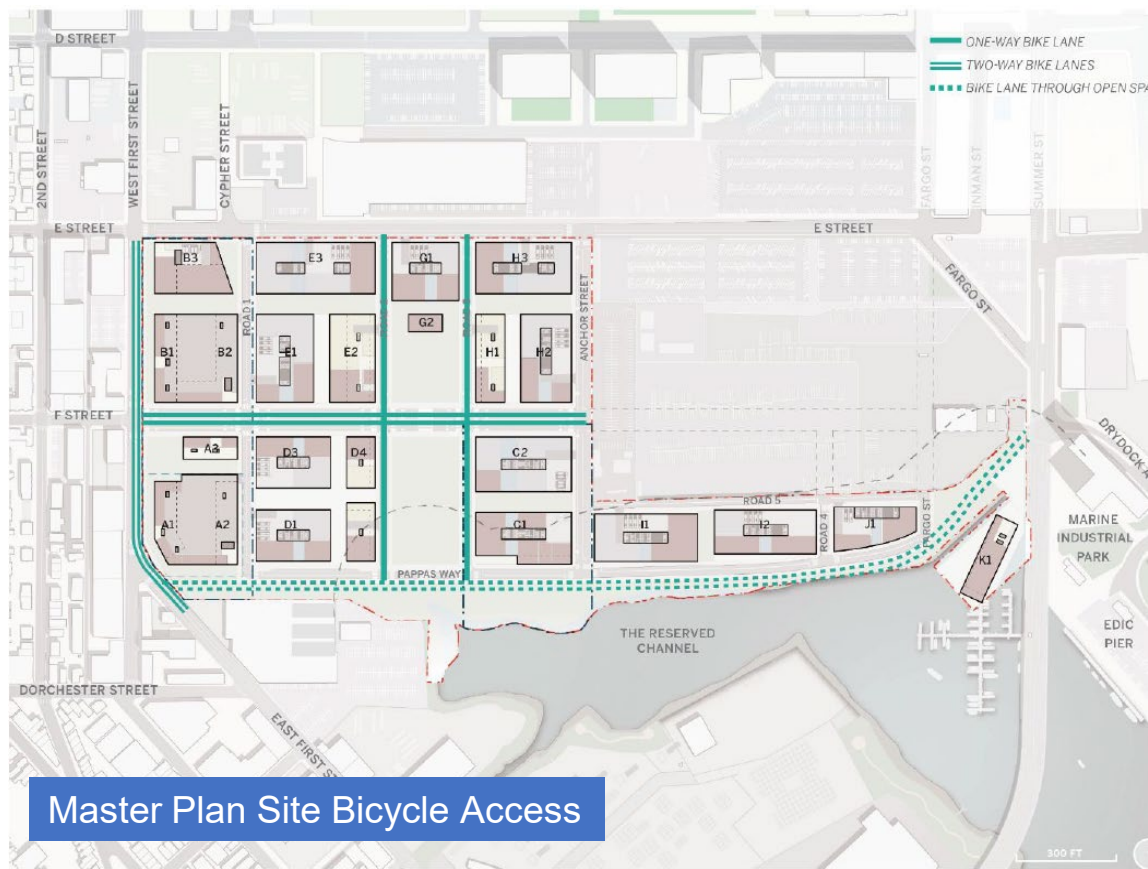
Site design furthers inviting pedestrian network, public spaces, and bike amenities

Master Plan Condition

Master Plan site plan design characteristics, interaction with broader transportation network

Capacity analyses for future development to be completed as part of future filings

100% of long-term trips





Public Benefits and Mitigation

Select improvements and outputs	New Open Space						New Resiliency						New Connectivity & Roadways												New Use Provisions			New Economic Development					
	West First Gateway	Landscaped Corridors	Interim Waterfront Improvements	Resiliency Park	Pappas Way Improvements	Open Space	Resiliency Strategy	Urban Tree Canopy	CSO E (72"), W (60"), NS (48")	Basin Loop Design \$ for Design Doc.	New Trees	New Fill to Raise Site	Interim Pappas Way	Interim Roads A,B,C	Pappas Way	F Street Phase 1	F Street Balance	Road 1 Phase 1	Road 1 Balance, & Road 2	Road 3, & Anchor	Road 4, & Fargo St	Road 5	Transportation Demand Management	Bicycle Infrastructure	New Right of Ways – Public Access	Grocer Potential	Facility of Public Accommodation	MIW Use Potential	Jobs – Construction	Jobs – Permanent	Real Estate Taxes – Annual	Housing Linkage	Jobs Linkage
Phase 1						2.8 Acres					+200	18K CY												1,500 LF	4.2 Acres								
Block A	+					+	+	+			+	+	+			+		+					+	+	+				+	+	+		
Block B		+				+	+	+			+	+				+		+					+	+	+	+			+	+	+		
Block C		+	+			+	+	+	+	+	+	+		+									+	+	+		+		+	+	+	+	+
Future Phases						9.7 Acres					+800	135K CY												2,800 LF	8.0 Acres								
Block D				+	+	+	+	+	+		+	+			+				+				+	+	+				+	+	+	+	+
Block E				+	+	+	+	+	+		+	+					+		+	+			+	+	+			+	+	+	+	+	+
Block G				+	+	+	+	+	+		+	+					+		+	+			+	+	+			+	+	+	+	+	+
Block H				+	+	+	+	+	+		+	+					+		+	+			+	+	+			+	+	+	+	+	+
Block I					+	+	+	+			+	+			+					+		+	+	+	+	+				+	+	+	+
Block J					+	+	+	+			+	+			+						+	+	+		+				+	+	+	+	+
Block K					+	+	+	+			+	+			+								+		+		+		+	+	+	+	+
Total						11.5 Acres					+1K	153K CY												4,300 LF	12.2 Acres								

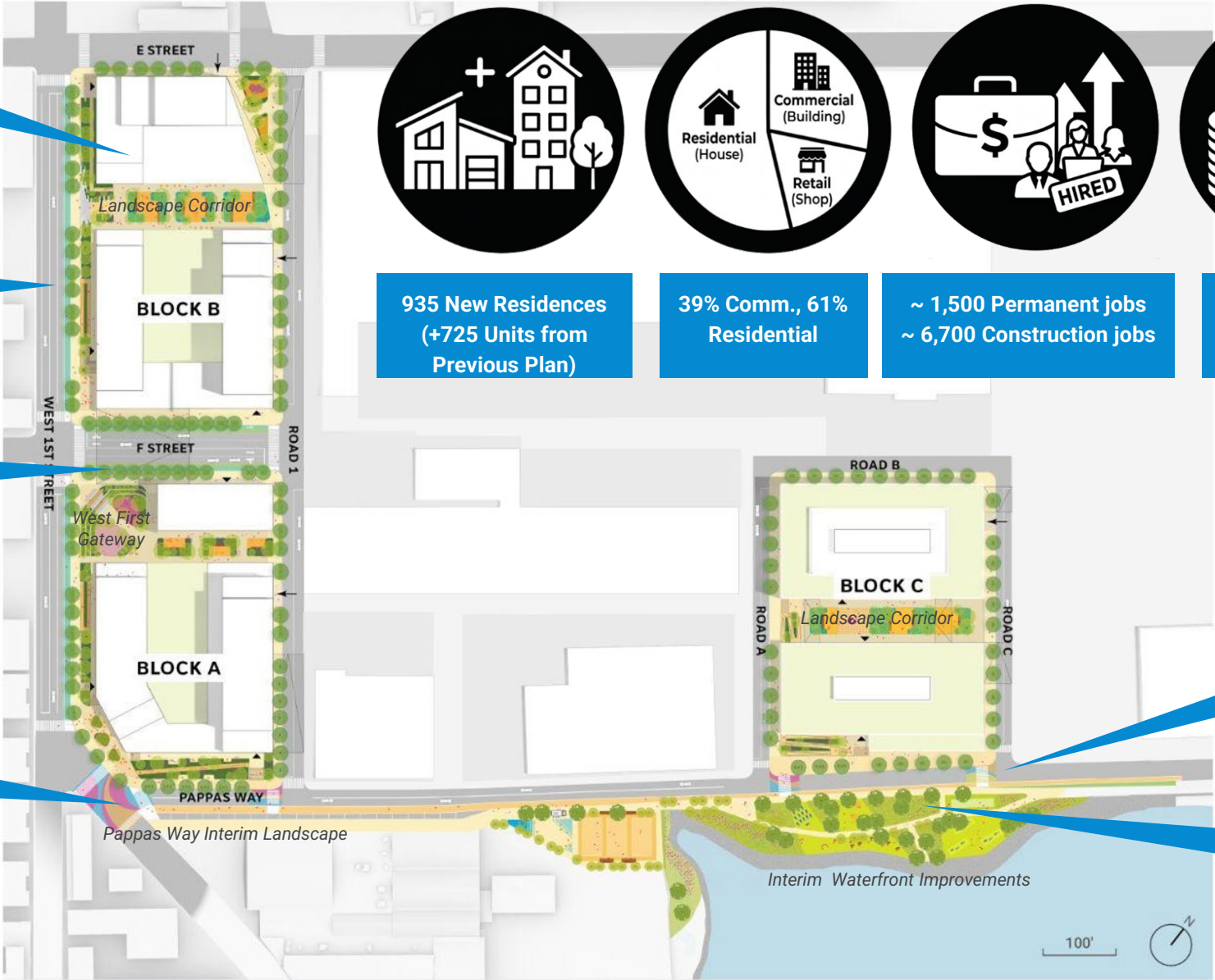
Phase 1 Public Benefits and Mitigation

New grocer use potential

+1,500 LF Bike Infrastructure

4.1 Ac of New Roads and Sidewalks

Interim Intersection Improvement



935 New Residences
(+725 Units from
Previous Plan)



39% Comm., 61%
Residential



~ 1,500 Permanent jobs
~ 6,700 Construction jobs



~ 17 Million in
Real Estate Taxes
(Annual)



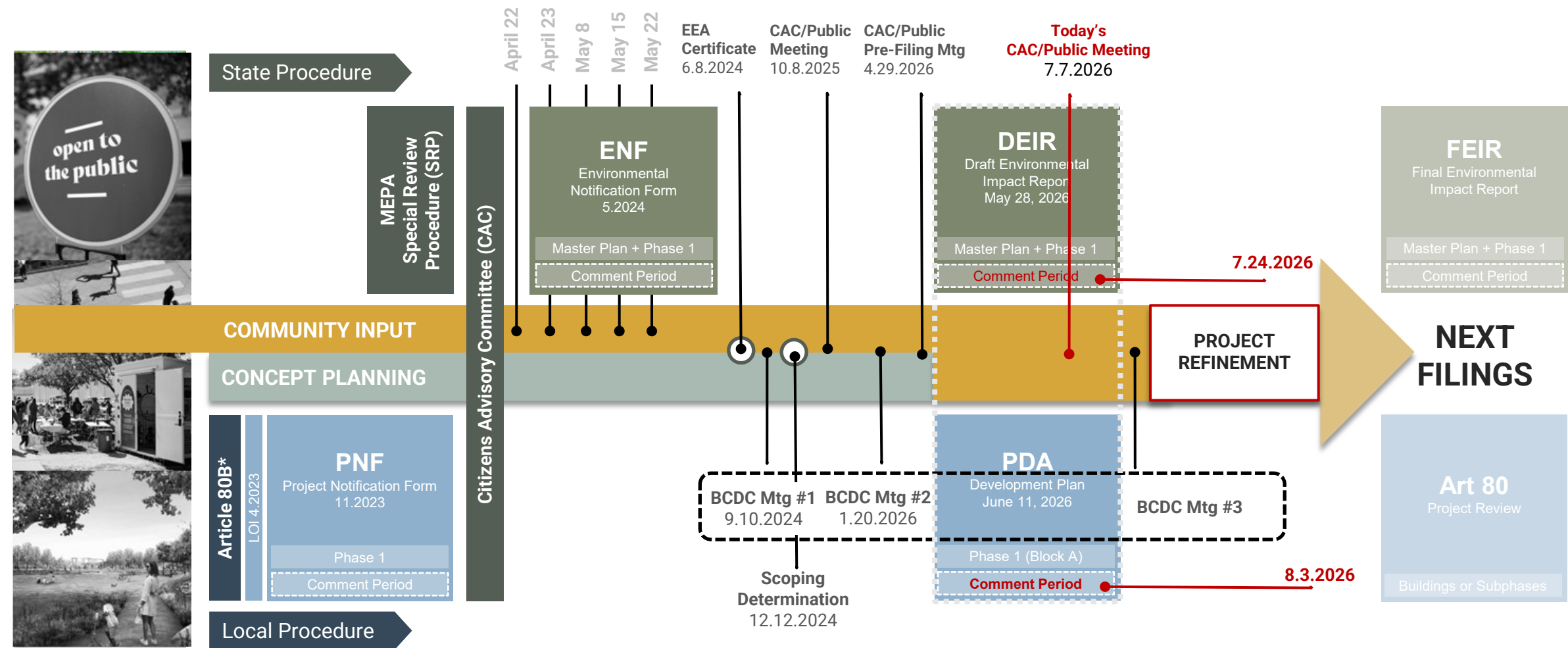
~ 5.3 Million In
Housing Linkage
~ 1 Million in Jobs
Linkage

2.76 Ac / 21.5%
Open Space
(excluding roads)

Phased Resiliency
+200 New Trees
+1 Ac of pervious area

Next Steps

Parallel State (SRP) and Local Article 80 Procedure

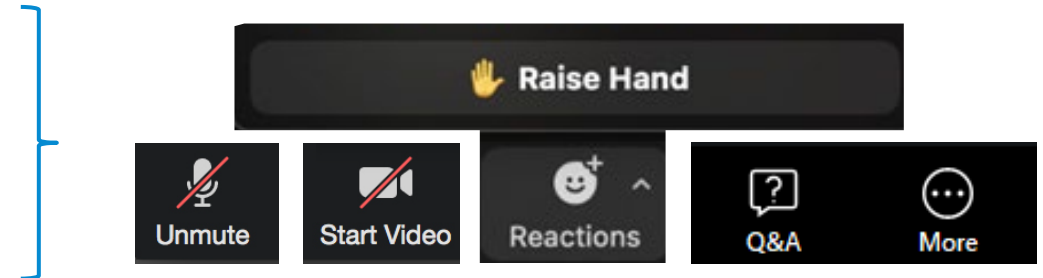


* Article 80 Review "Light" (Voluntary) for projects on Massport Land

Feedback and Discussion

Technology Tips and Discussion Plan

- Zoom controls are available at the bottom of the screen. Click on these symbols activates different features.
- During this portion of the meeting, please use the 'Raise Hand function', we will let you know when you can unmute yourself to ask your question or provide comment.
- Please be respectful of each others time
- We ask that participants limit their questions so that all may participate in the discussion



Feedback and Discussion

