

RESERVED CHANNEL DEVELOPMENT

OXFORD



PAPPAS ENTERPRISES, INC.

CAC / Public Meeting EEA# 16802

Engagement on Feedback

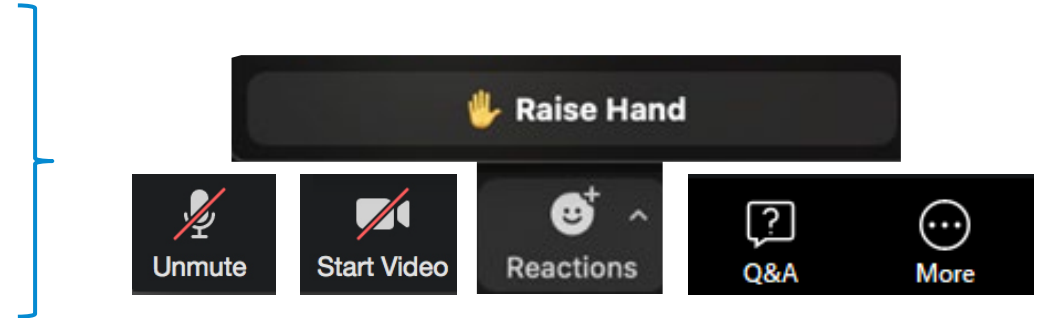
October 8, 2025

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)

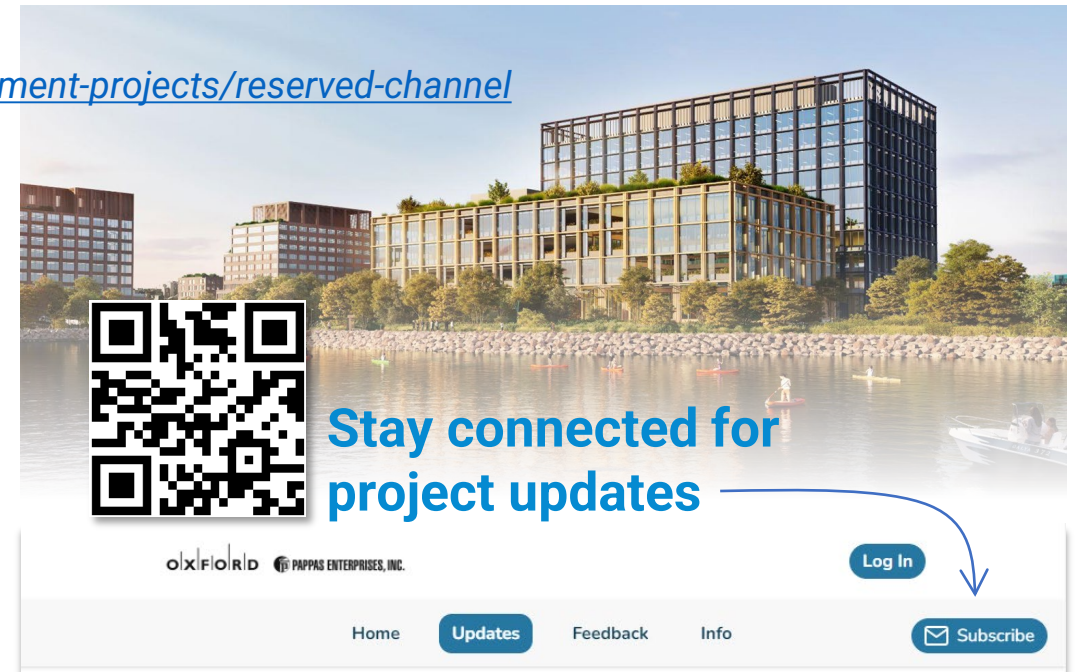
MEPA | Alexander Stryisky (alexander.Stryisky@mass.gov)

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

5

**CAC Public
Meeting**
Pre DEIR/DPIR Filing

5 MINUTES:

1 | Process Summary and the CAC

5-10 MINUTES:

2 | What We Heard and Master Plan Update

15-20 MINUTES:

3 | Plan Changes in Response to Comments

5 MINUTES:

4 | Our Next Steps

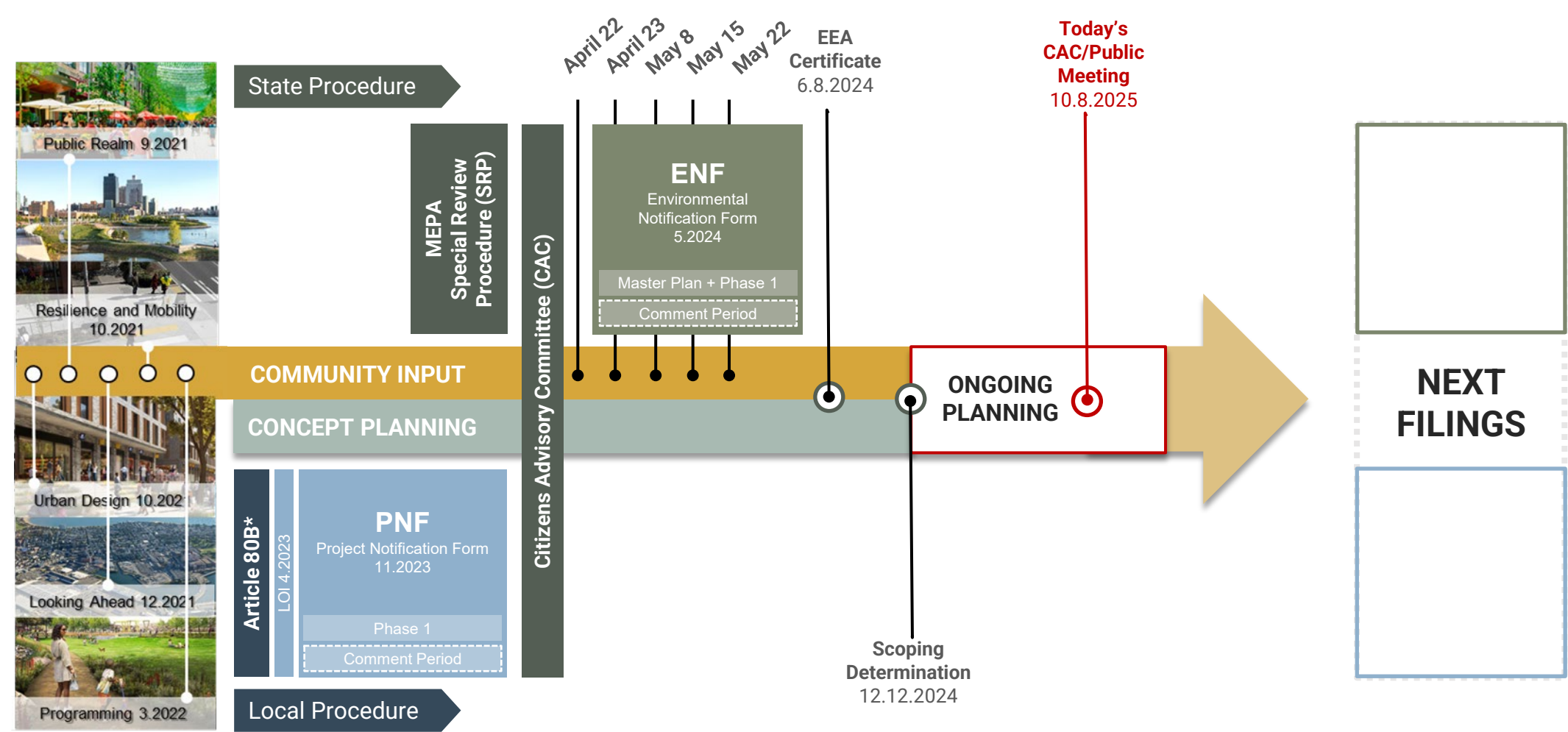
REMAINDER

5 | Questions, Comments and Discussion

1| Process Summary and the CAC

1. Process Summary and the CAC

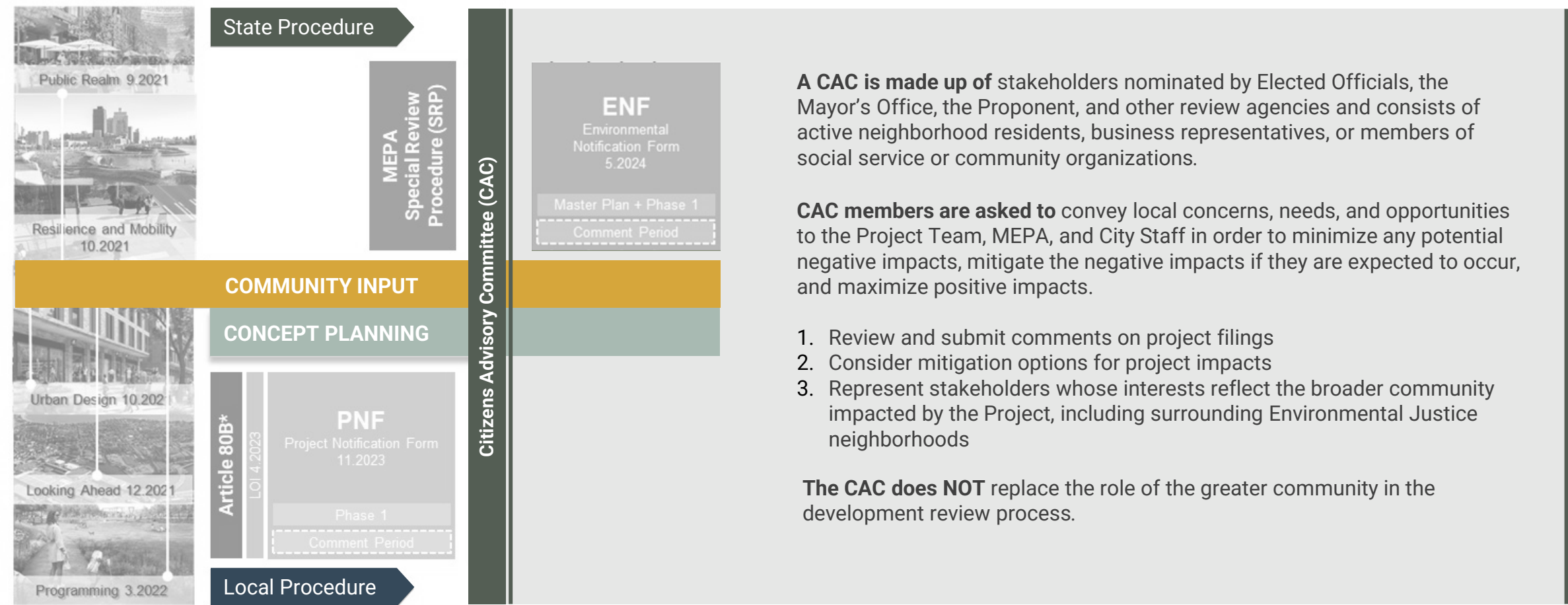
Parallel State (SRP) and Local Article 80 Procedure



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

1. Process Summary and the CAC

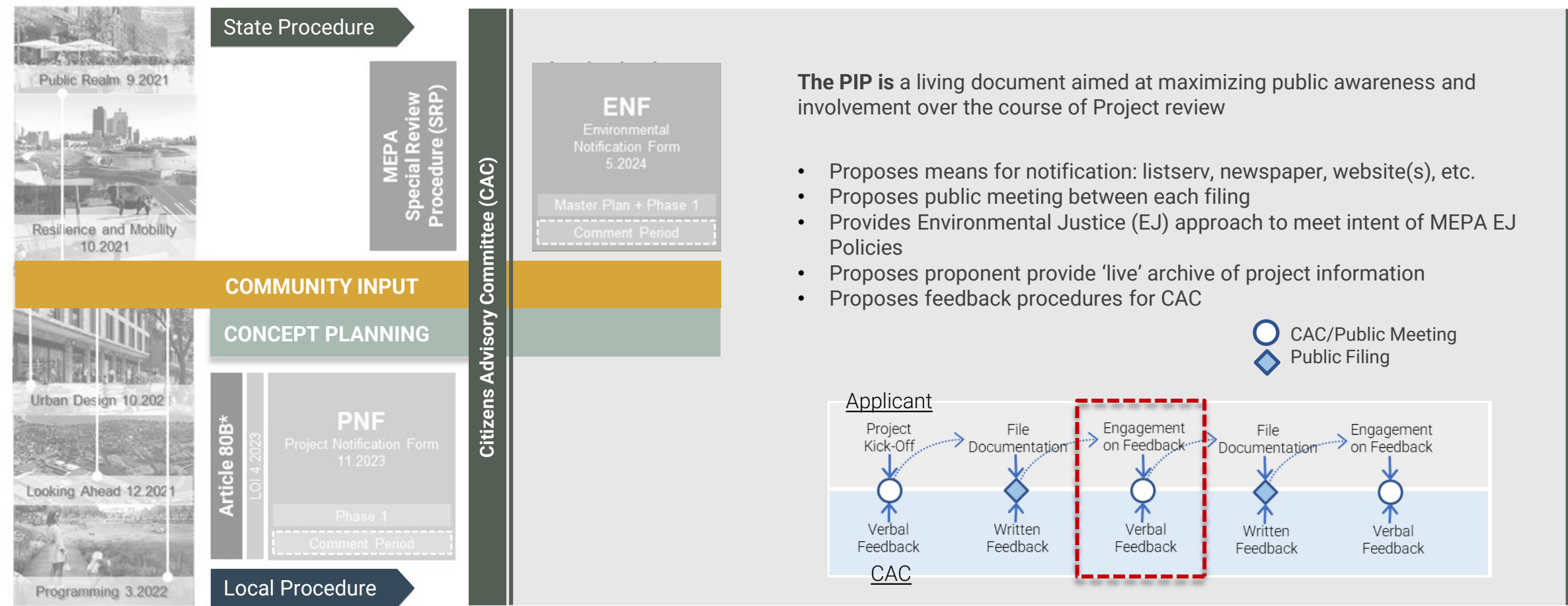
The State Procedure called for the establishment of a **Citizen’s Advisory Committee (“CAC”)**



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

1. Process Summary and the CAC

Today's CAC/Public Meeting is a result of the Project's **Public Involvement Plan ("PIP")**



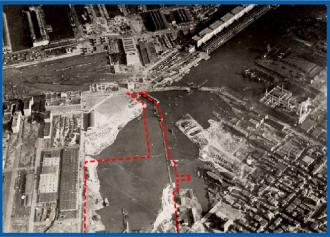
* Article 80 Review "Light" (Voluntary) for projects on Massport Land

2 | What We Heard and Master Plan Update

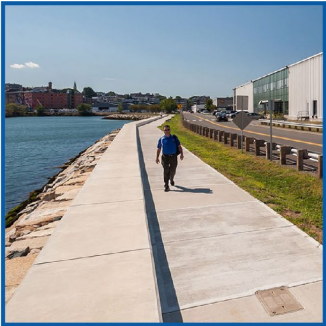
2. What We Heard and Master Plan Update

Partnership Introduction and Planning for the Future at the Reserved Channel

1943: The US Navy begins filling parts of the Reserved Channel basin, creating the E Street Annex, the area occupied by PCC Today.



2010-2012: The new sea wall and harbor walk is constructed.



2010: A new, 75-year extension to the 1964 ground lease is executed.

2018: 645 Summer St reopens as a state of the art laboratory building.



OXFORD
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2019

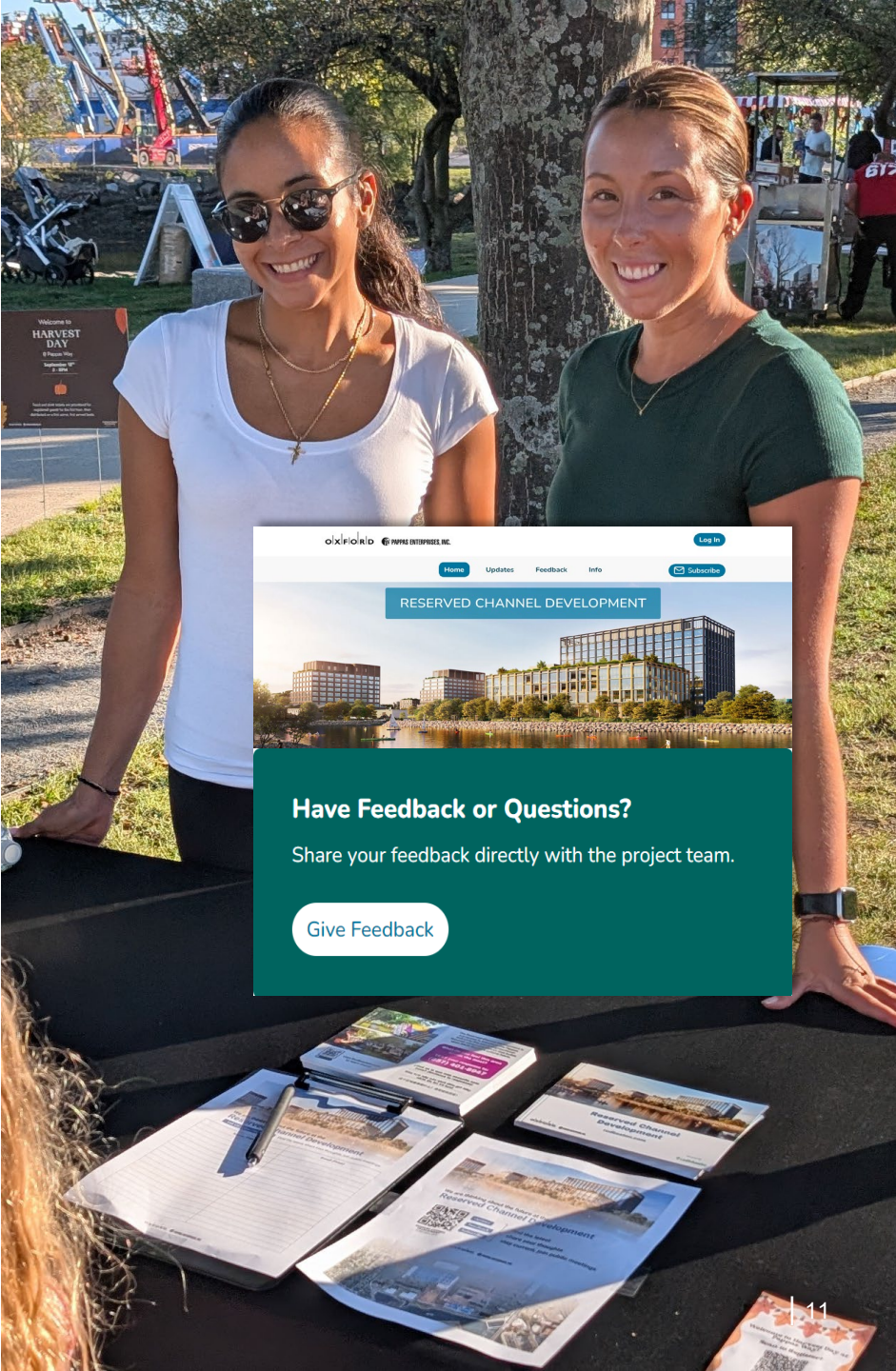


2. What We Heard and Master Plan Update

The feedback loop is a constant, not limited to a moment past



September's free Pappas Way Event hosted over 150 participants and added 26 new names to our project outreach list



2. What We Heard and Master Plan Update

Sources and catalogue of feedback received

Public Meetings

33 catalogued themes
across 5 Subject Matters

1

Citizens Advisory Committee Introduction Overview

5/8

2

Public Meeting Resilience Transportation

5/8

3

Public Meeting Space & Urban Design

5/15

4

Public Meeting Remote Consultation

5/22

1

Public Meeting Introduction & Review

5/15

Boston Planning (PNF)

57 comment letters

South Boston Waterfront

Large Project

Reserved Channel Development



Project Phase

Letter of Intent

Under Review

Board Approved

Under Construction

Construction Complete

The comment period is currently open. You may submit your comments now.



PNF Comment Period End

MEPA (ENF)

35 comment letters

Mass.gov | Massachusetts Environment Policy Act (MEPA)

An official application of the Commonwealth of Massachusetts

Energy & Environmental Affairs

MEPA Environmental Monitor

HOME SEARCH RESOURCES

Project Name / EEA# > ENF

View a Submittal

SUBMITTAL INFORMATION ATTACHMENTS

Submittal Information

Withdrawn: NO

Submittal type: ENF

Monitor publication date: 05/08/2024

Monitor volume, issue: Volume 97, Issue 9

Comments due date: 05/28/2024

Action date: 06/07/2024

MEPA Analyst: Alexander Strysky

Review request:

Project Website

157 cumulative comments
+3,200 unique visitors

oxford

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RESERVED CHANNEL DEVELOPMENT



Have Feedback or Questions?

Share your feedback directly with the project team.

Give Feedback

2. What We Heard and Master Plan Update

Comment themes

Planning Foundations, The Big Idea

- F Street – *Road to nowhere?*
- Pappas Way – *long term future?*
- Massport Area Planning – *next door?*
- Access to Transit

The What and the Where

- Program - *Priority Commercial?*
- Heights and Building Density
- West First Street - *ROW and setbacks*
- West 1st Park Location



2. What We Heard and Master Plan Update

F Street: Backbone of Project Transportation Network Input and Potential

Planning Foundations, The Big Idea

- **F Street** should continue all the way to Summer; allows **Pappas Way** to be less trafficked and **free of trucks** - (Letter)
- **F Street** doesn't provide connectivity to Summer Street; would not need its proposed dimension - (BPA)
- Pappas Way could be a better place if north-south traffic could rely on **F Street** - (CAC)
- Project doesn't offer ways to better the transportation system - (CAC)



2. What We Heard and Master Plan Update

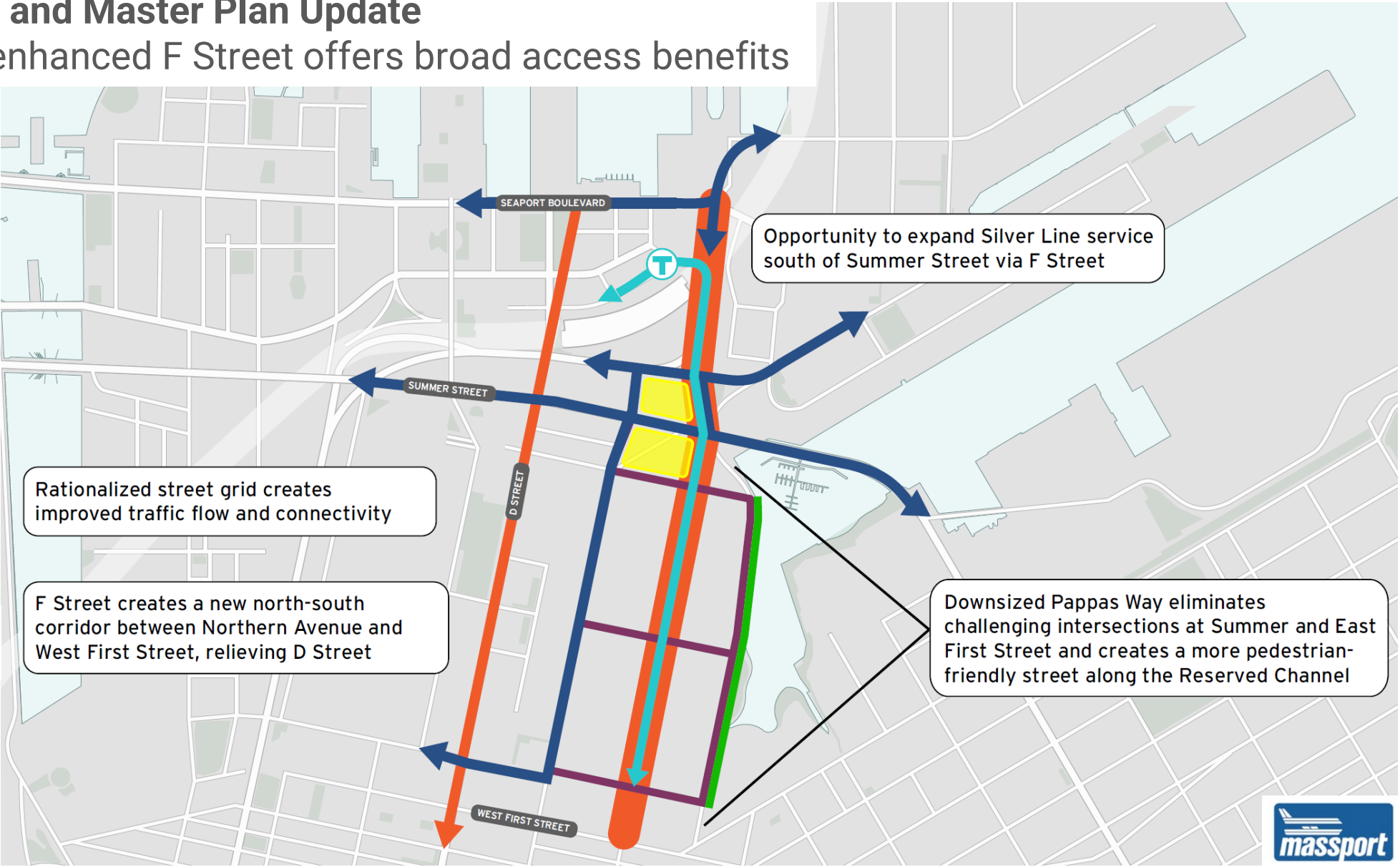
An extended and enhanced F Street offers broad access benefits

LEGEND

- F Street Corridor
- Freight Access
- U.S. Army Parcels
- Neighborhood Connectivity
- Transit Connectivity
- D Street

Massachusetts Port Authority
Real Estate & Asset Management
August 2025

0' 100' 500' 1000'



2. What We Heard and Master Plan Update

New plan is aligned to deliver on F Street's broad access benefits

1. *F Street should continue all the way to Summer; allows Pappas Way to be less trafficked and free of trucks - (Letter)*

✓ **F Street Planned for Realization**

2. *Pappas Way could be a better place if north-south traffic could rely on F Street - (CAC)*

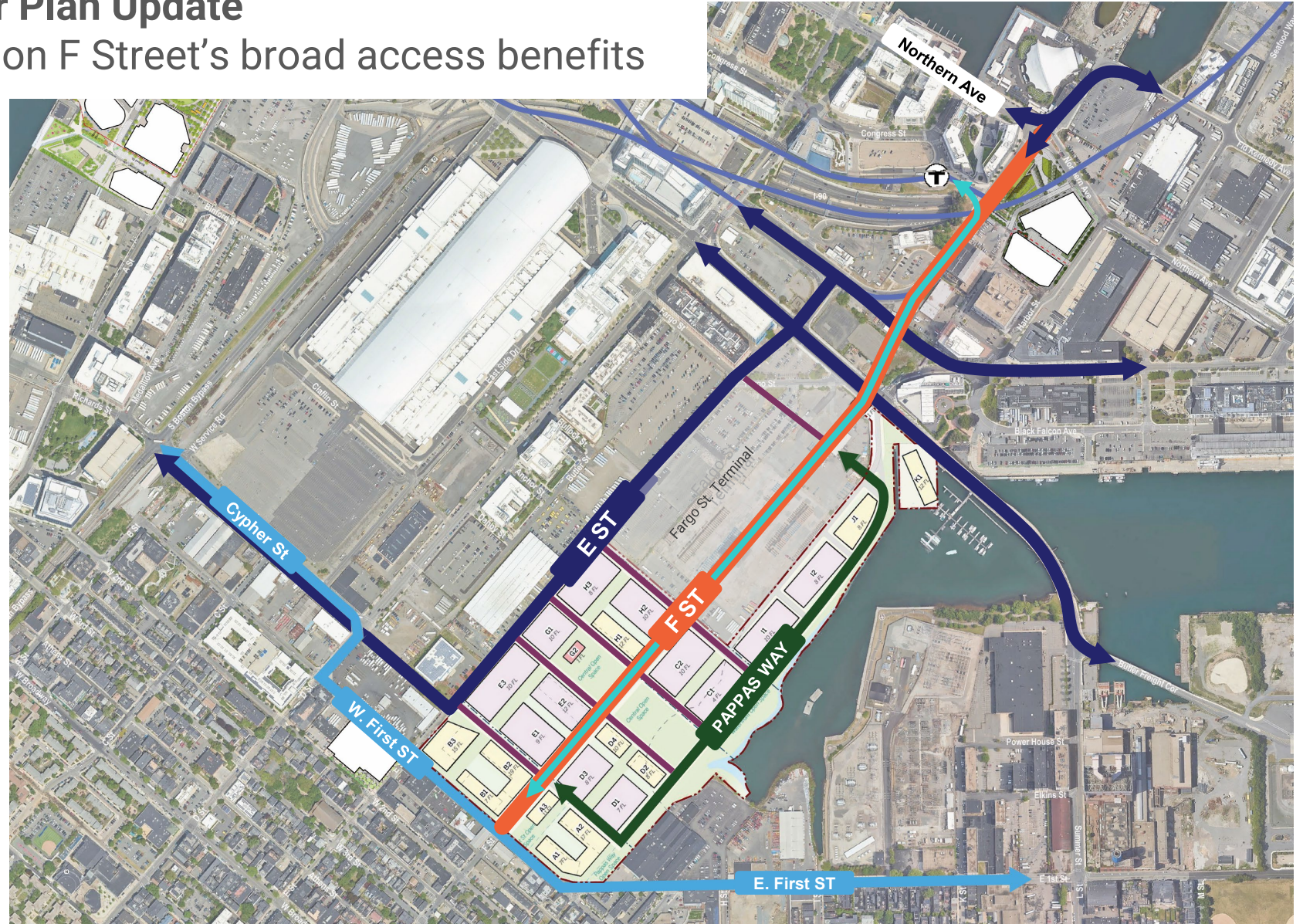
✓ **Pappas Way; Safe & Resilient Future**
Transition to secondary, pedestrian oriented street; recreational edge, rational safe intersections

3. *Project doesn't offer ways to better the transportation system - (CAC)*

✓ **F Street Provides means for central, Silver Line connectivity**

✓ **West 1st Bicycle Infrastructure achieved along Project's Frontage**

✓ **Maritime Operational Needs Supported**
Protect and capitalize on new Cypher St. and E St trucking route



2. What We Heard and Master Plan Update

The Phase 1 Projects establish the beginnings of these long-term objectives

Near Term (5-10 year) Network Timeline

- Project constructs beginnings of grid as part of Phase 1 redevelopment
- New **F Street** establishes connectivity at the southern end of site
- New '**Road 1**' offset from Cypher Street reduces through traffic, differentiates trucking routes
- Bi-directional bicycle infrastructure delivered along project's **West First Street** frontage



Phase 1
Projects in
context of network
priorities



3 | Plan Changes in Response to Comments

3. Plan Changes in Response to Comments

1 Program and Uses



From commercial buildings
near West First St...



... to Residential only

2 Building Scale



Shift the density...



...away from the neighborhood
and increase setbacks

3 Mobility Network



On West First Street...

On Pappas Way...

On F Street...



... Add bike lanes

... Limit car traffic

... Support a transit oriented future

4 Open Space Strategy



Turn Pappas Way /
West First
Intersection...



... Into long term
Pappas Way Open Space

3. Plan Changes in Response to Comments

Old Plan (PNF/ENF)



3. Plan Changes in Response to Comments

New Plan

Removed life sciences from Block A & B, replaced with residential

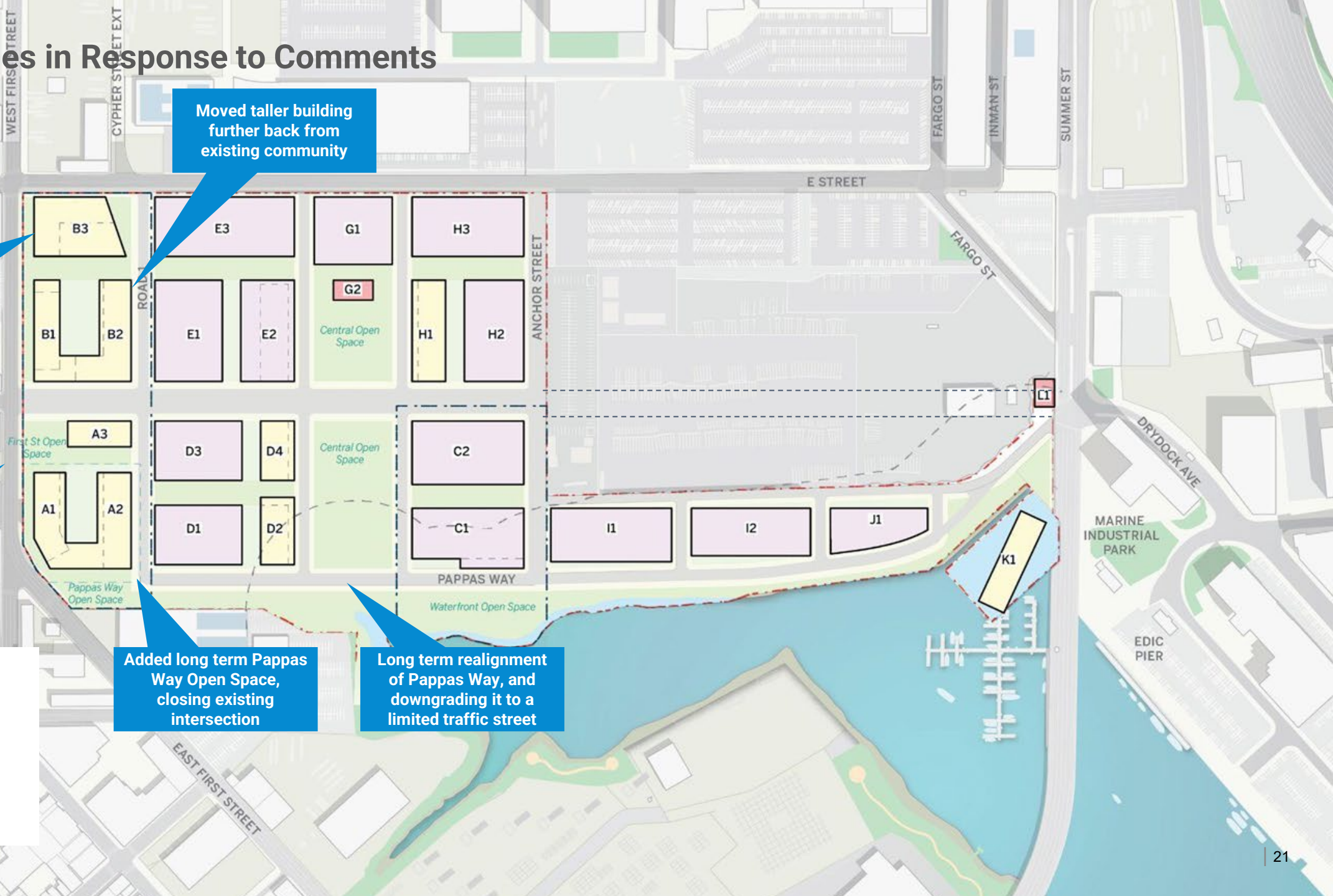
Moved taller building further back from existing community

Further widened West First Street, adding 2-way bike lanes

Added long term Pappas Way Open Space, closing existing intersection

Long term realignment of Pappas Way, and downgrading it to a limited traffic street

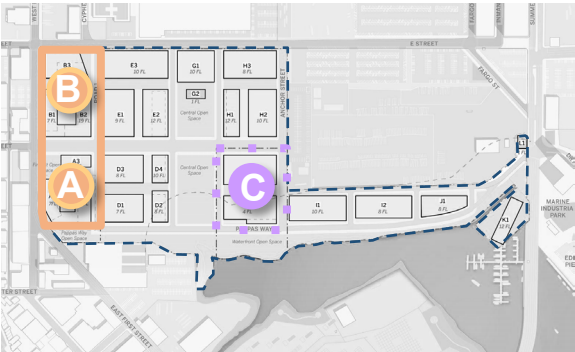
- Site Boundary
- Phase 1 Boundary
- Amenities / Retail
- Lab / Office
- Residential / Hotel



3. Plan Changes in Response to Comments

Initial Phase shifts program priority from Commercial to Residential

- Responsive to:**
- Pursue use mix with a greater mix of residential; less demand on roads – (BPA)
 - Explore alternative Phase 1 program with majority residential uses – (MEPA)



Phase 1 Block Locations (A, B, & C)



 **Old Plan (PNF/ENF)**
Final Buildout (A&B)



New Plan
Final Buildout (A&B)

AREA SUMMARY	SF	UNITS	%
PHASE 1 - ENF	1,739,000	205	100%
Commercial *	1,448,500		83%
Residential	200,500	205	12%
Retail / Civic	90,000		5%

AREA SUMMARY	SF	UNITS	%
PHASE 1 - Revised	1,559,500	935	100%
Commercial *	567,000		37%
Residential	908,500	935	58%
Retail / Civic	84,000		5%

* Block C remains a part of the Phase 1 Commercial program, unchanged from previous filing

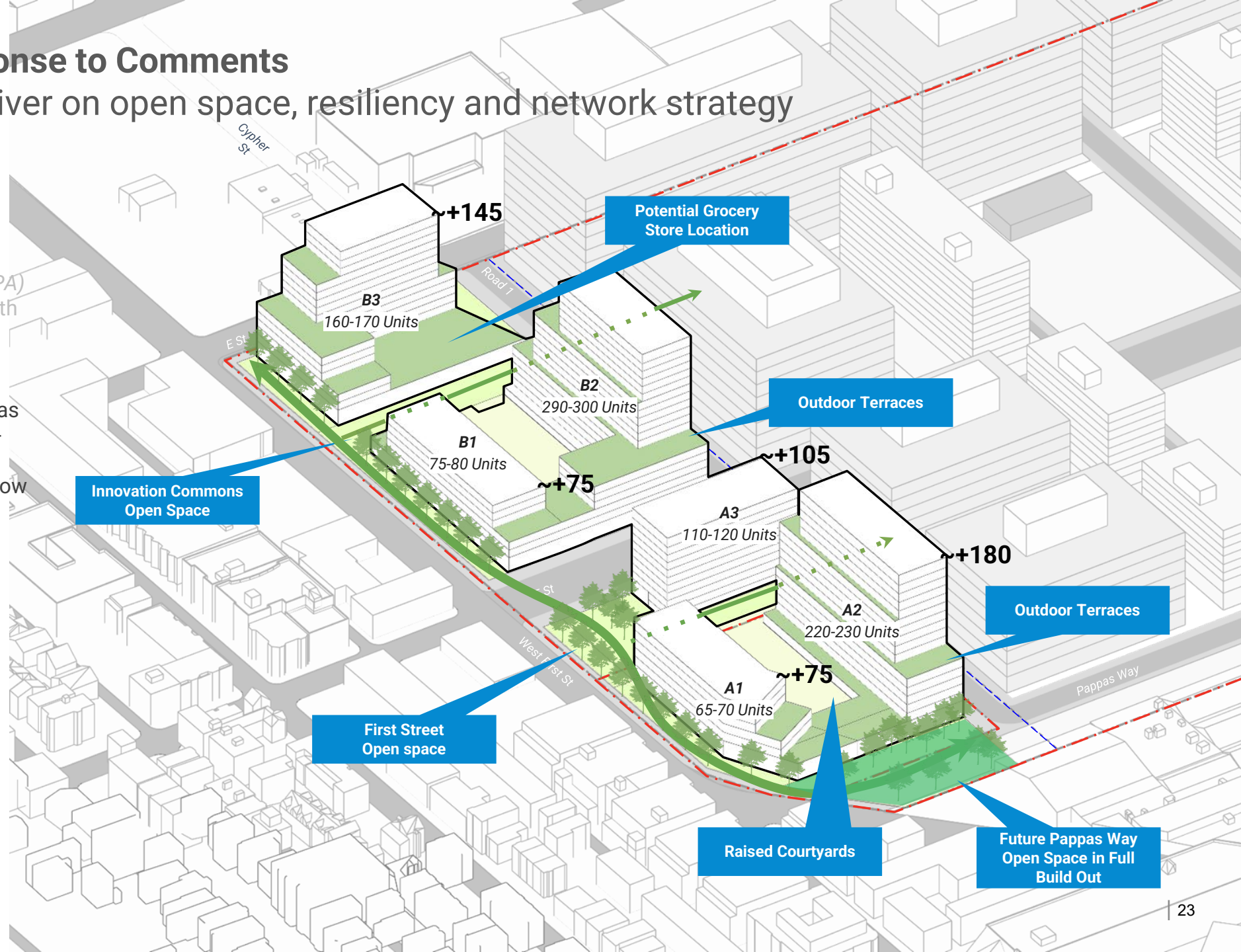
 **Lab / Office**
 **Residential / Hotel**

3. Plan Changes in Response to Comments

Density configured to deliver on open space, resiliency and network strategy

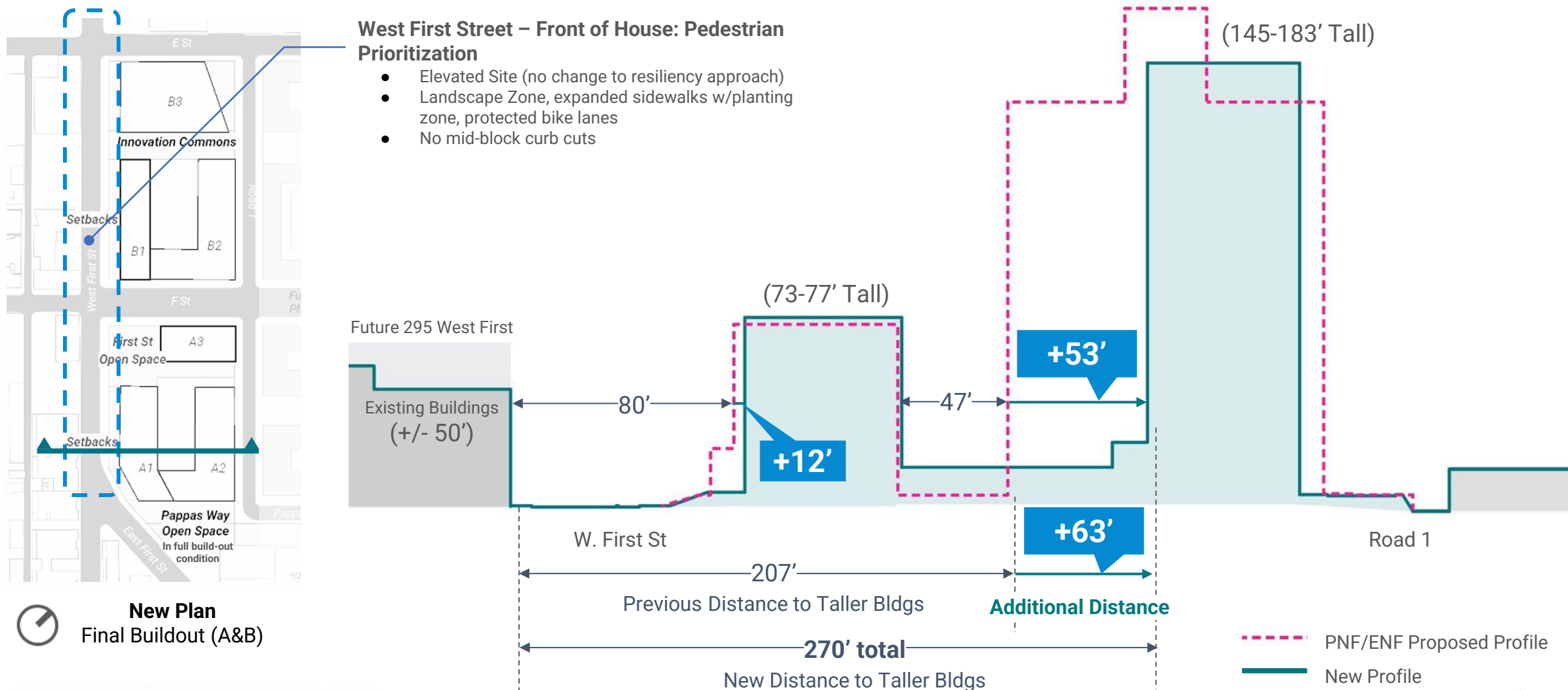
Responsive to:

- Pursue use mix with a greater mix of residential; less demand on roads – (BPA)
- Explore alternative Phase 1 program with majority residential uses – (MEPA)
- Locate buildings so Pappas Way can eventually be closed as a street; better as green space, environmental mitigation - (Abutter)
- Locate a grass park on Pappas Way; allow a permeable space for better water management - (Abutter)



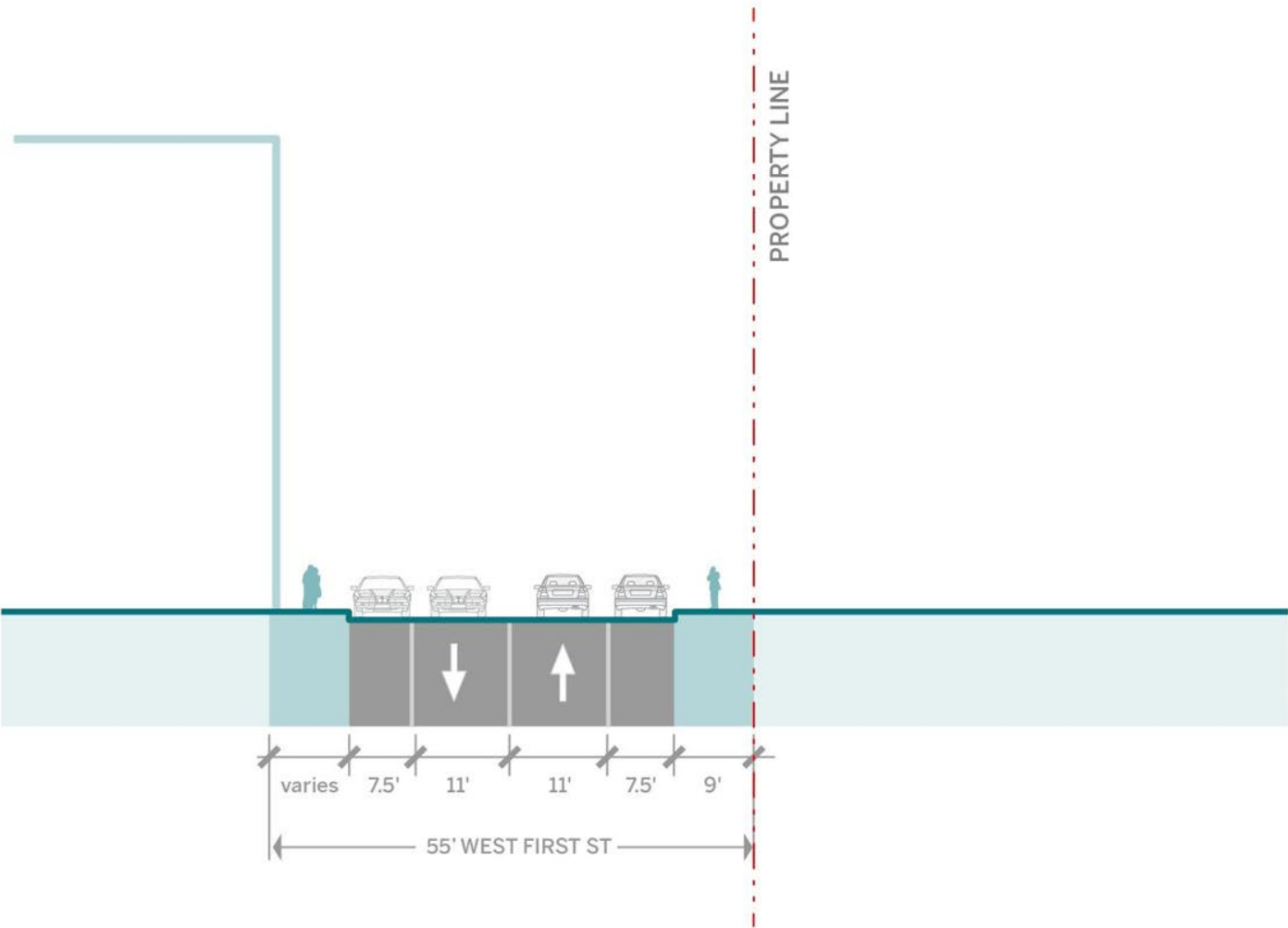
3. Plan Changes in Response to Comments

Increased setbacks move density further from neighborhood; pedestrian priority along West First St



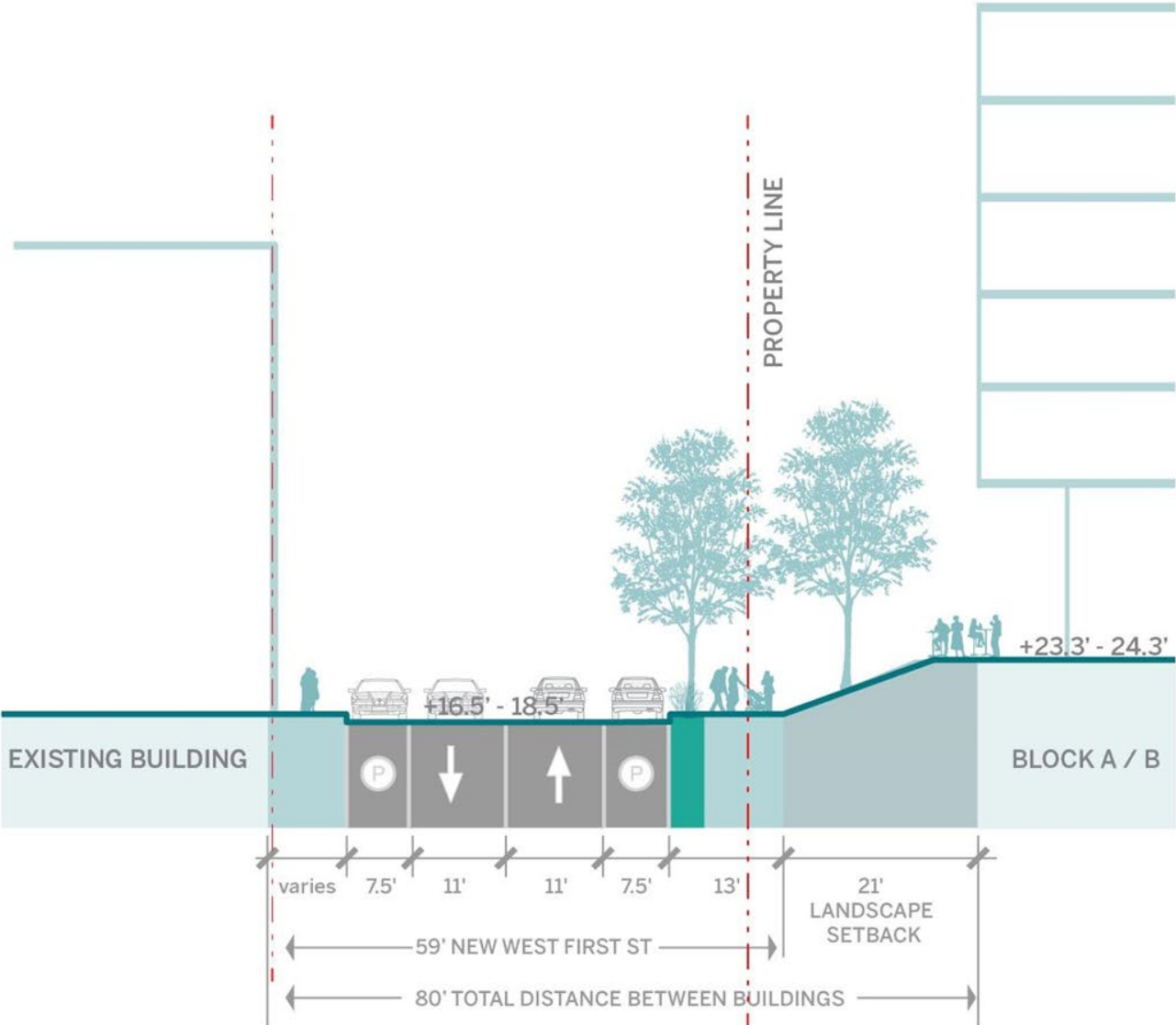
3. Plan Changes in Response to Comments

West First Street | Existing Conditions



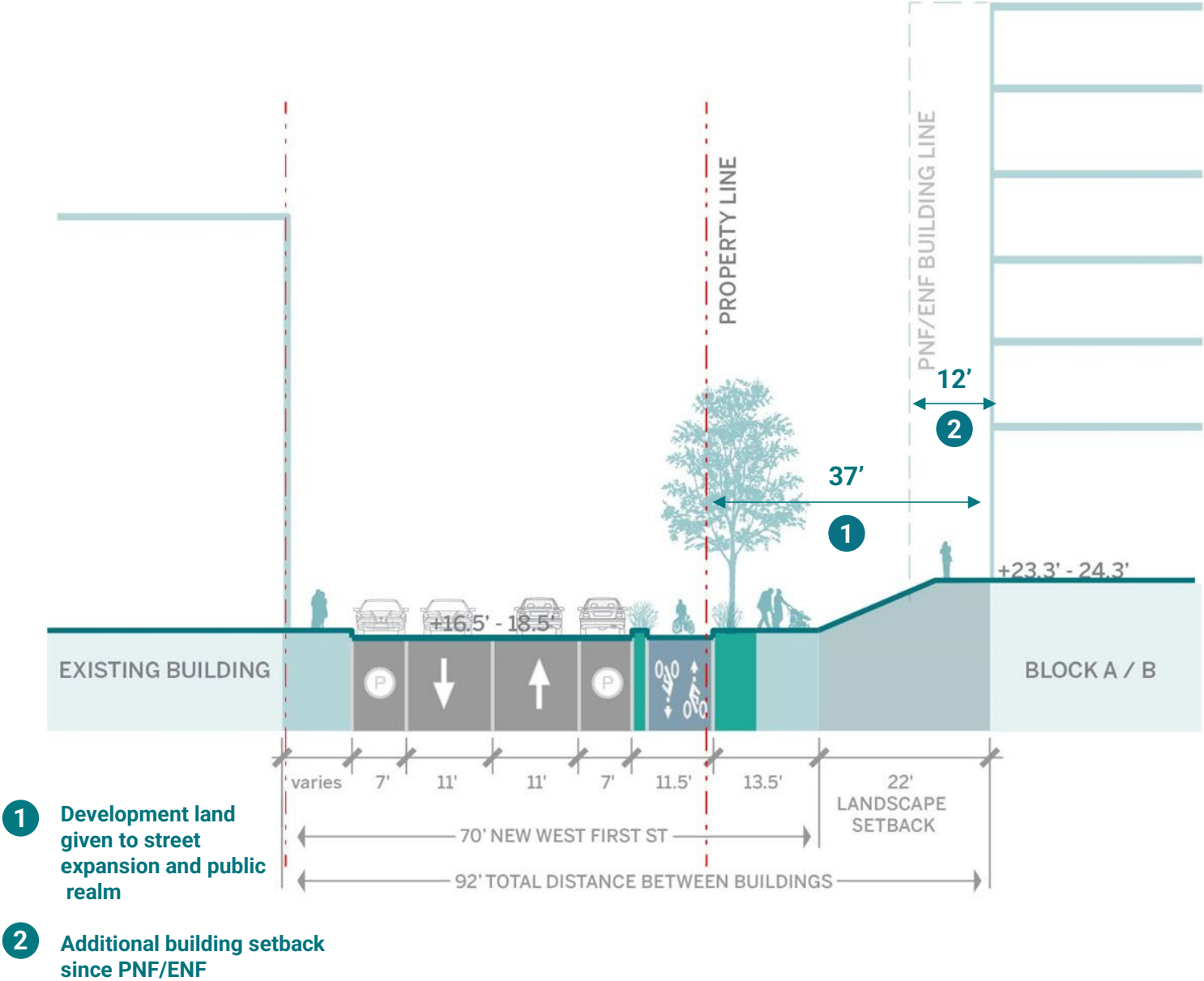
3. Plan Changes in Response to Comments

West First Street | **Old** (PNF/ENF Proposed)



3. Plan Changes in Response to Comments

West First Street | New



3. Plan Changes in Response to Comments



Pappas Way and West First Street



Pappas Way

3. Plan Changes in Response to Comments

Before (PNF/ENF) | View looking north-west on West 1st St



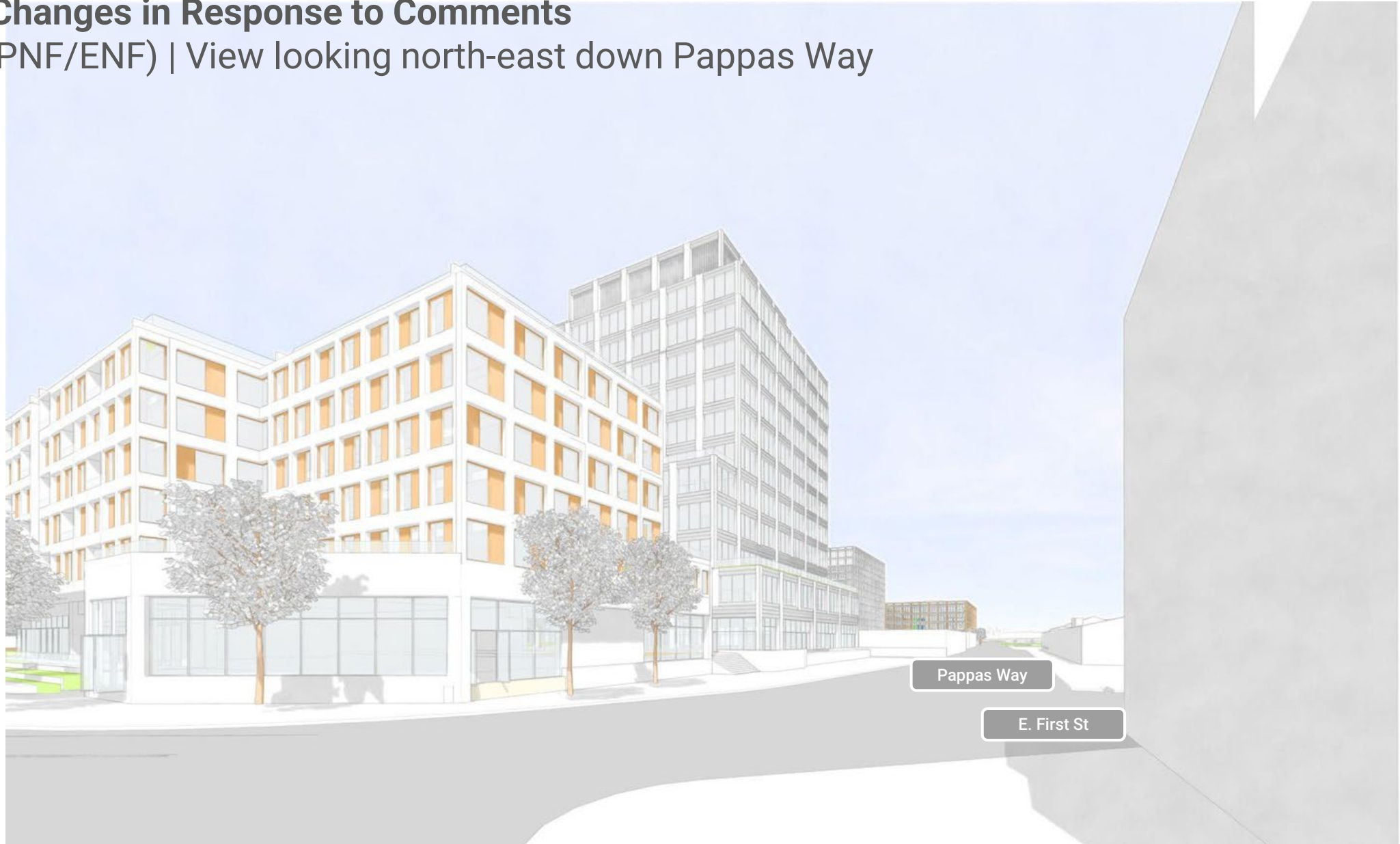
3. Plan Changes in Response to Comments

After | View looking north-west on West 1st St



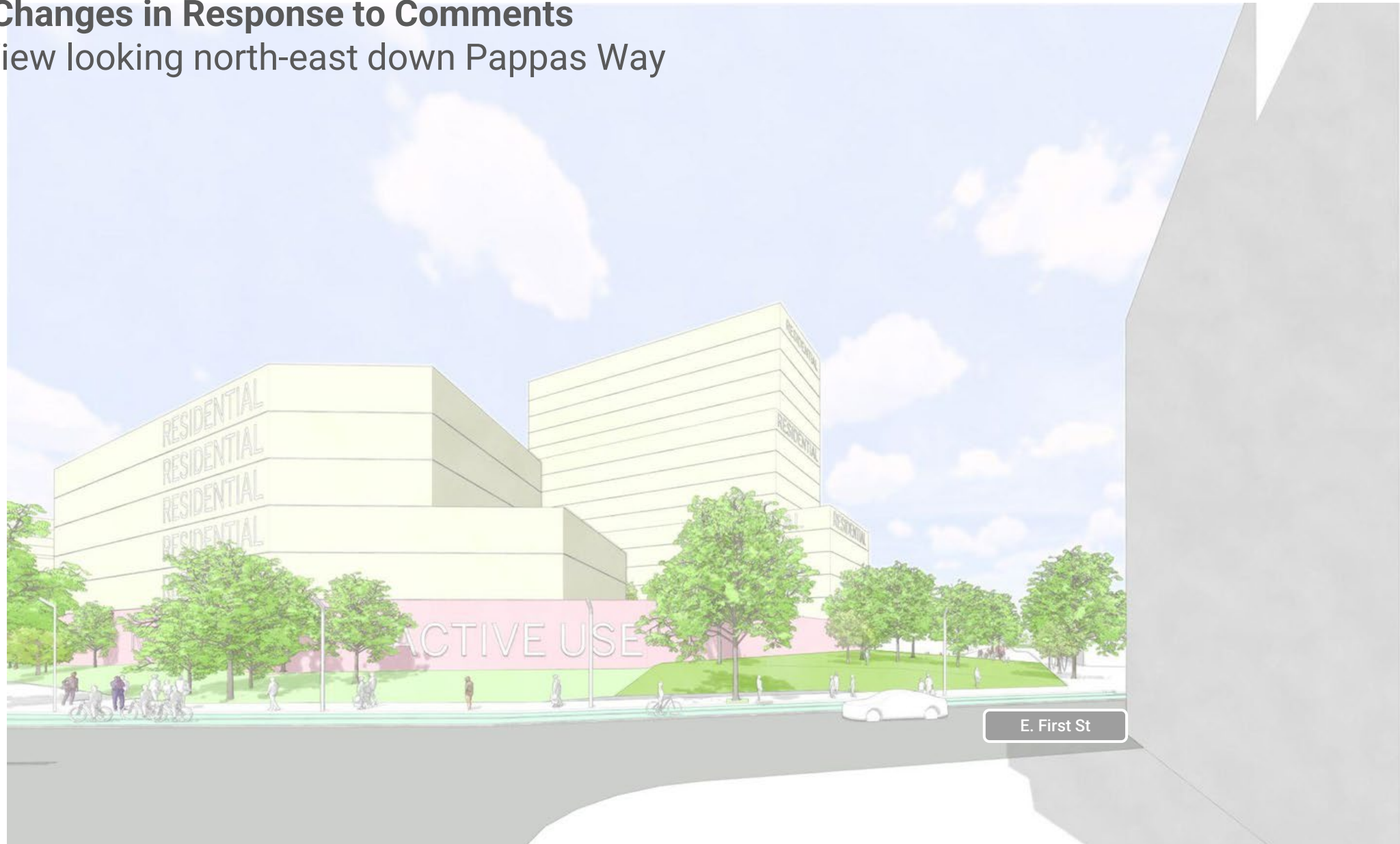
3. Plan Changes in Response to Comments

Before (PNF/ENF) | View looking north-east down Pappas Way



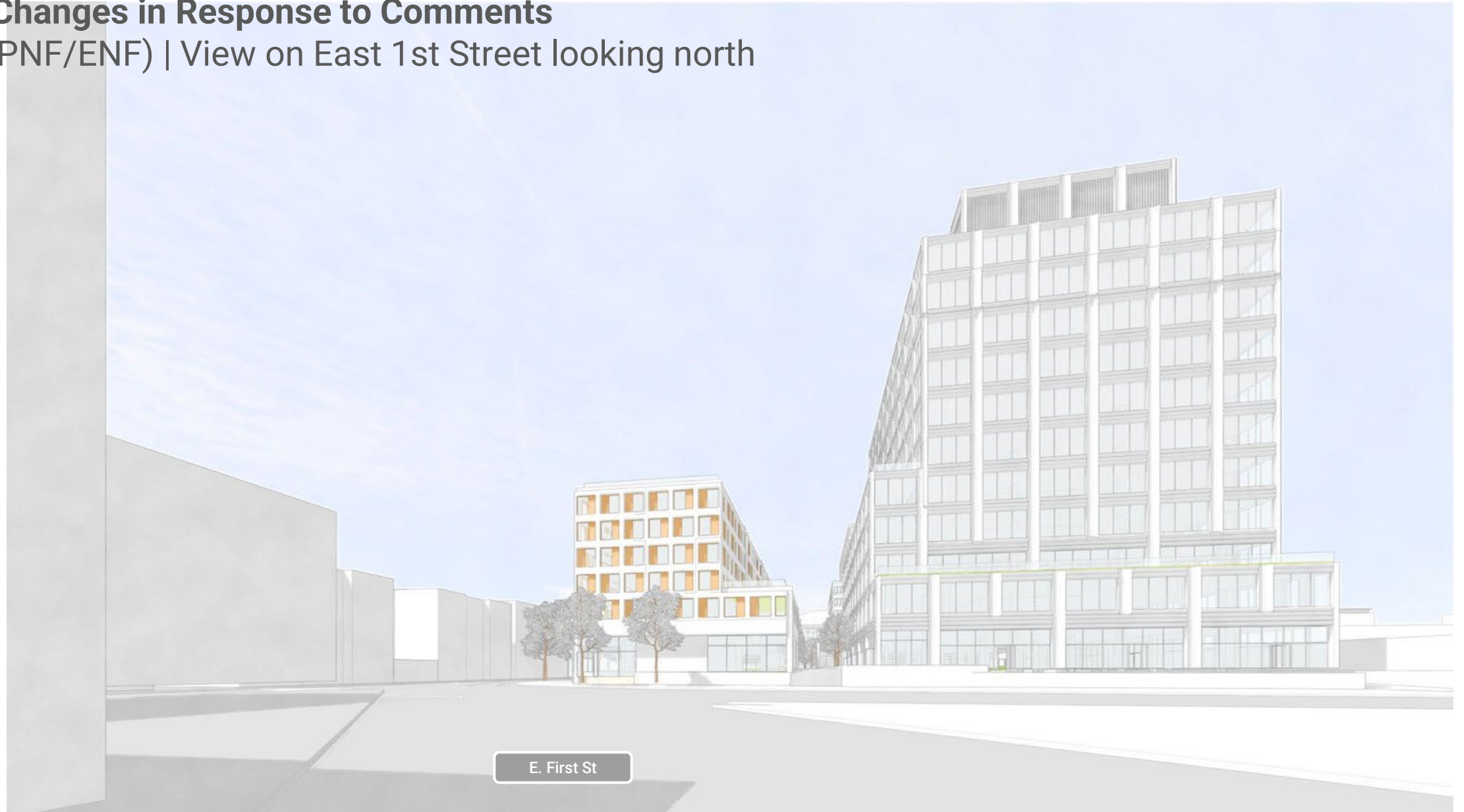
3. Plan Changes in Response to Comments

After | View looking north-east down Pappas Way

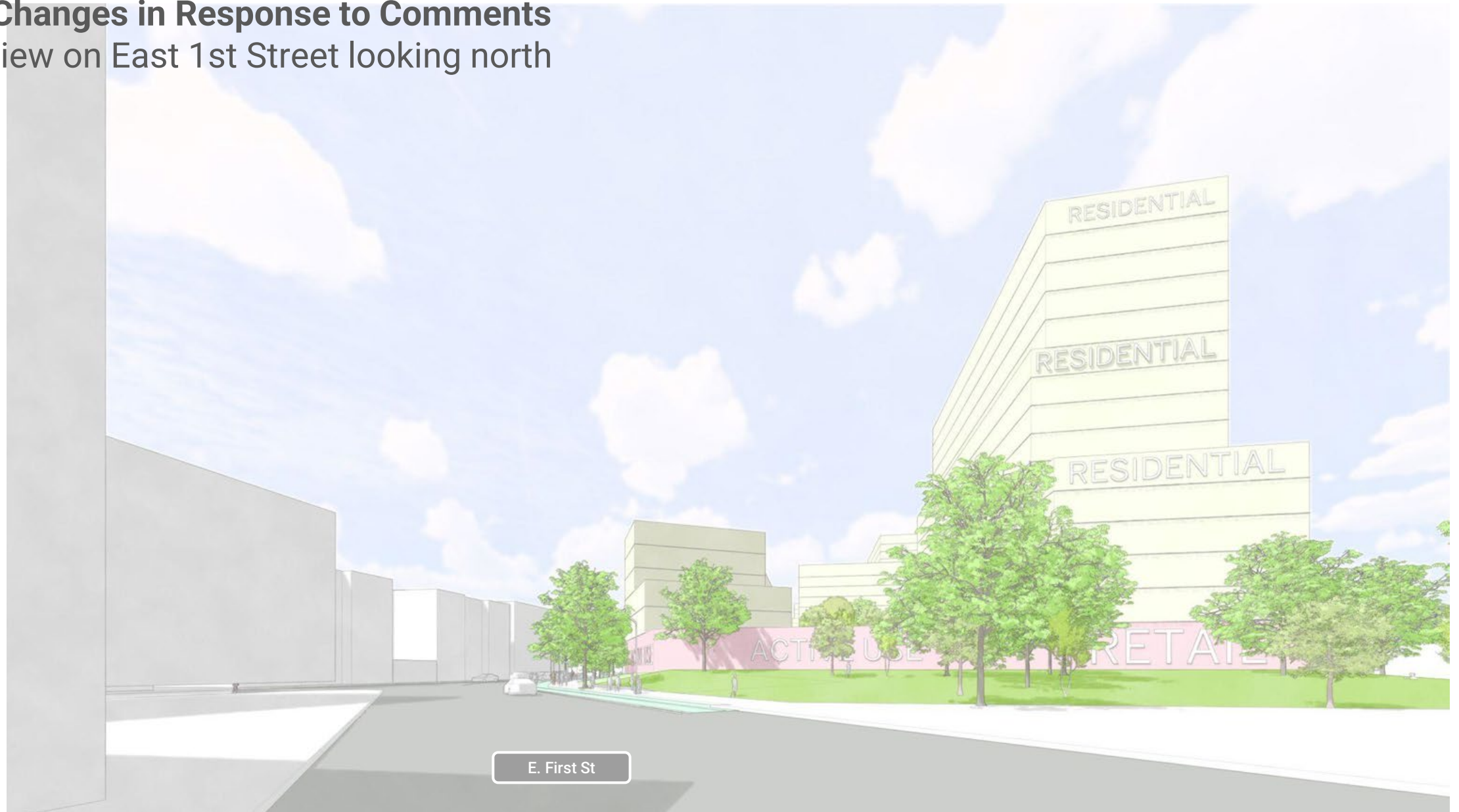


3. Plan Changes in Response to Comments

Before (PNF/ENF) | View on East 1st Street looking north



3. Plan Changes in Response to Comments After | View on East 1st Street looking north



3. Plan Changes in Response to Comments

Ground/Second Floor Plan for Blocks A & B in Final Buildout Condition



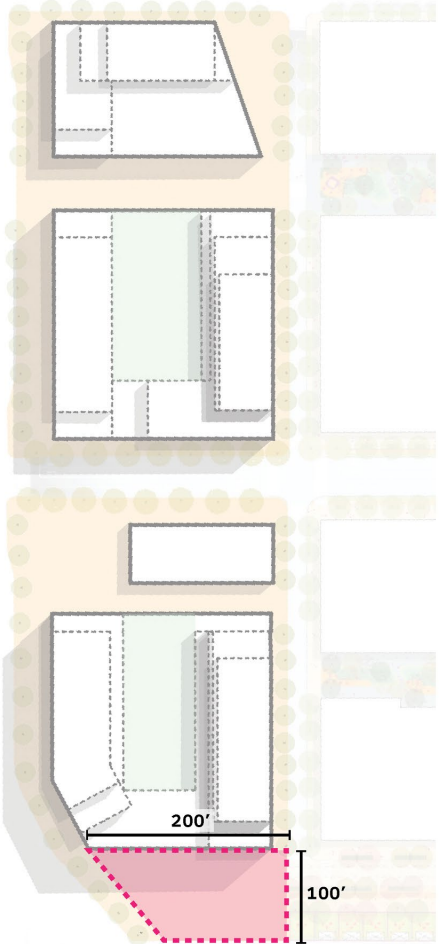
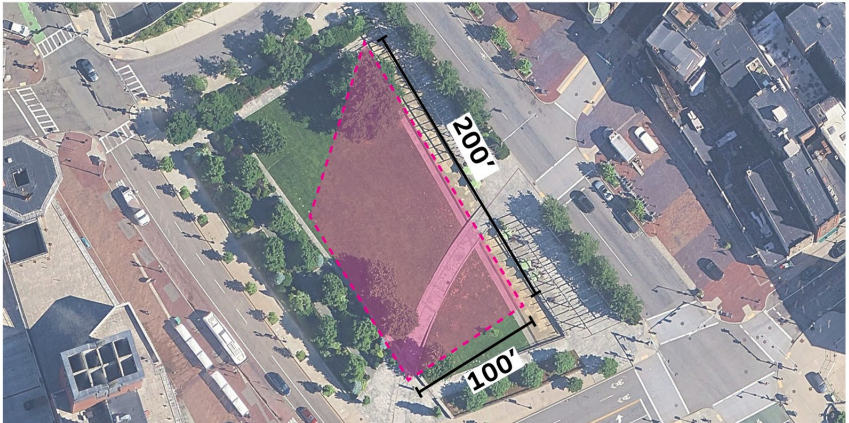
3. Plan Changes in Response to Comments

Scale references for the future Pappas Way Open Space

MARTIN'S PARK, BOSTON



ROSE KENNEDY GREENWAY, BOSTON



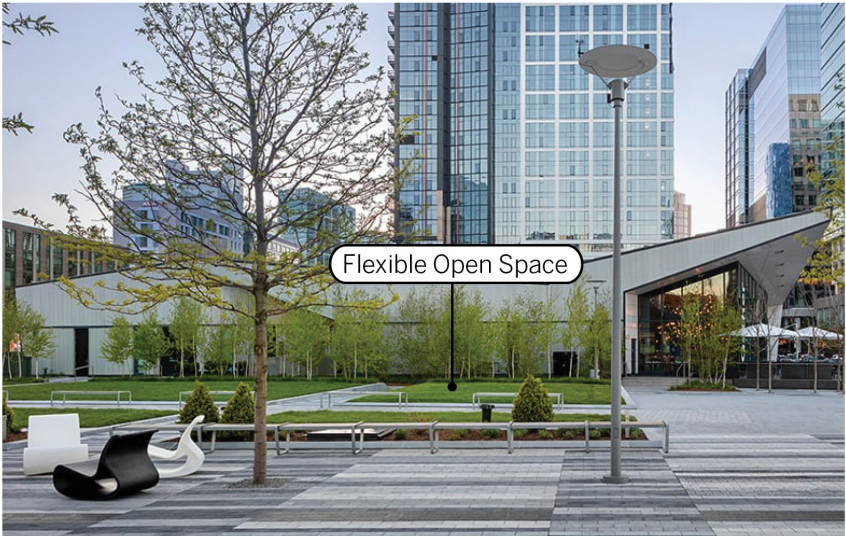
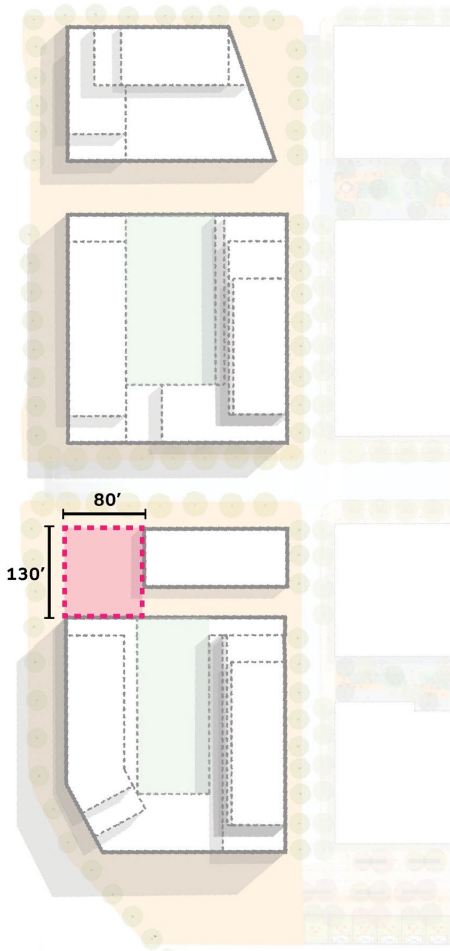
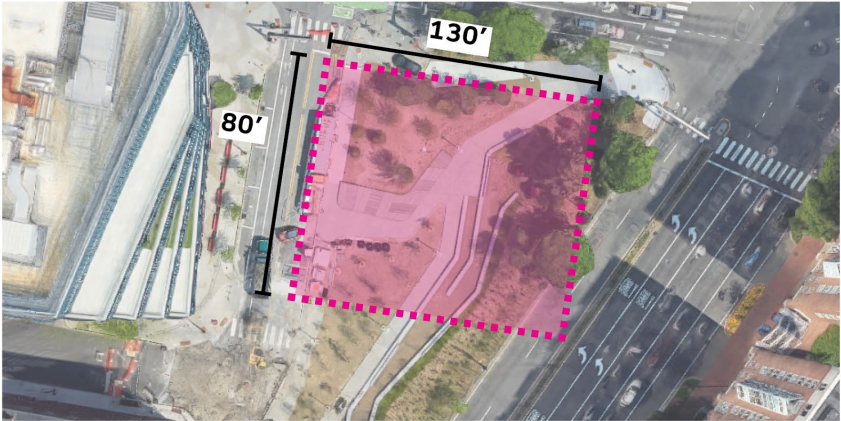
3. Plan Changes in Response to Comments

Scale references for future F Street Open Space

SEAPORT COMMON, BOSTON

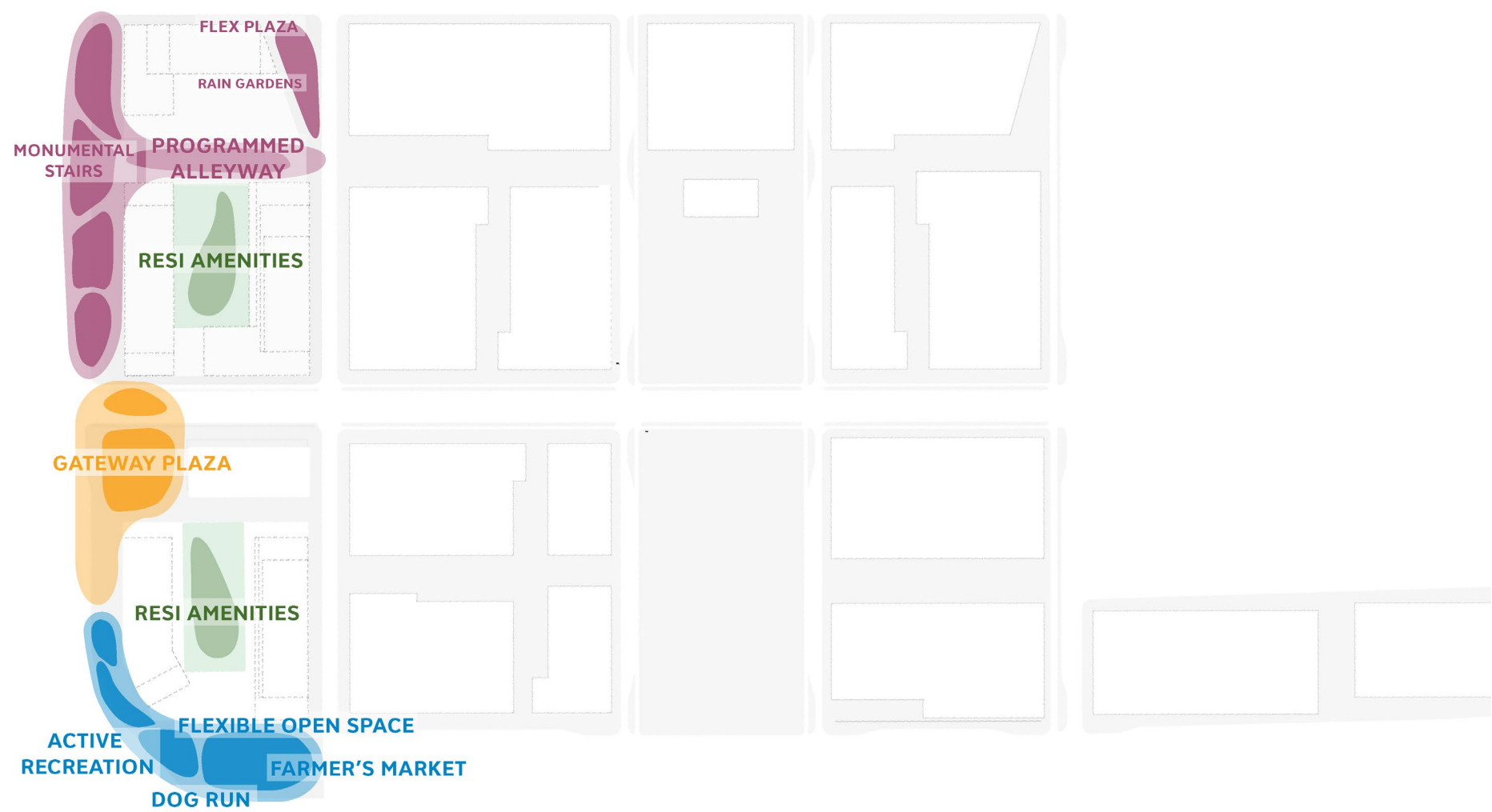


TRIANGLE PARK, CAMBRIDGE



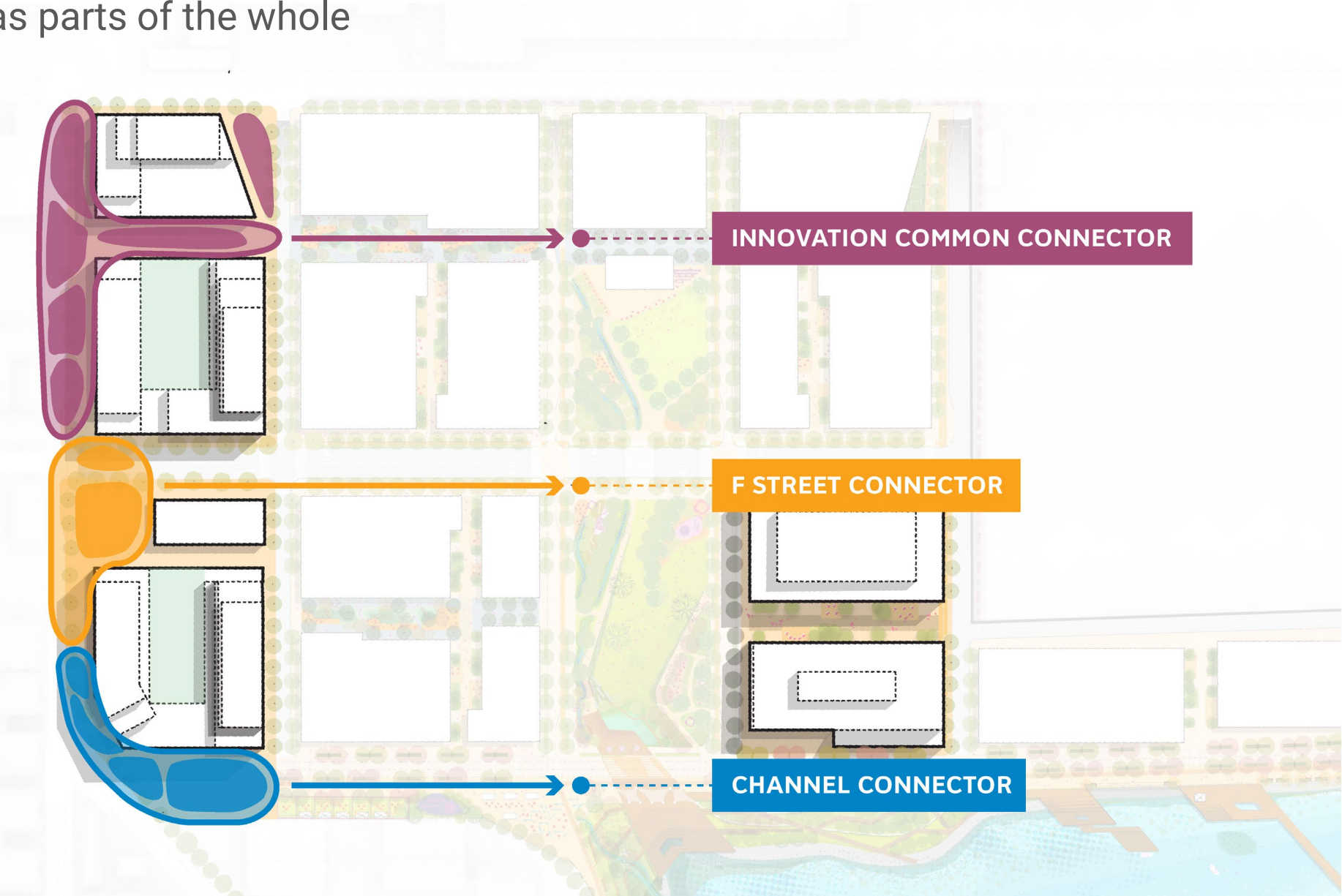
3. Plan Changes in Response to Comments

Conceptual Open Space Programming



3. Plan Changes in Response to Comments

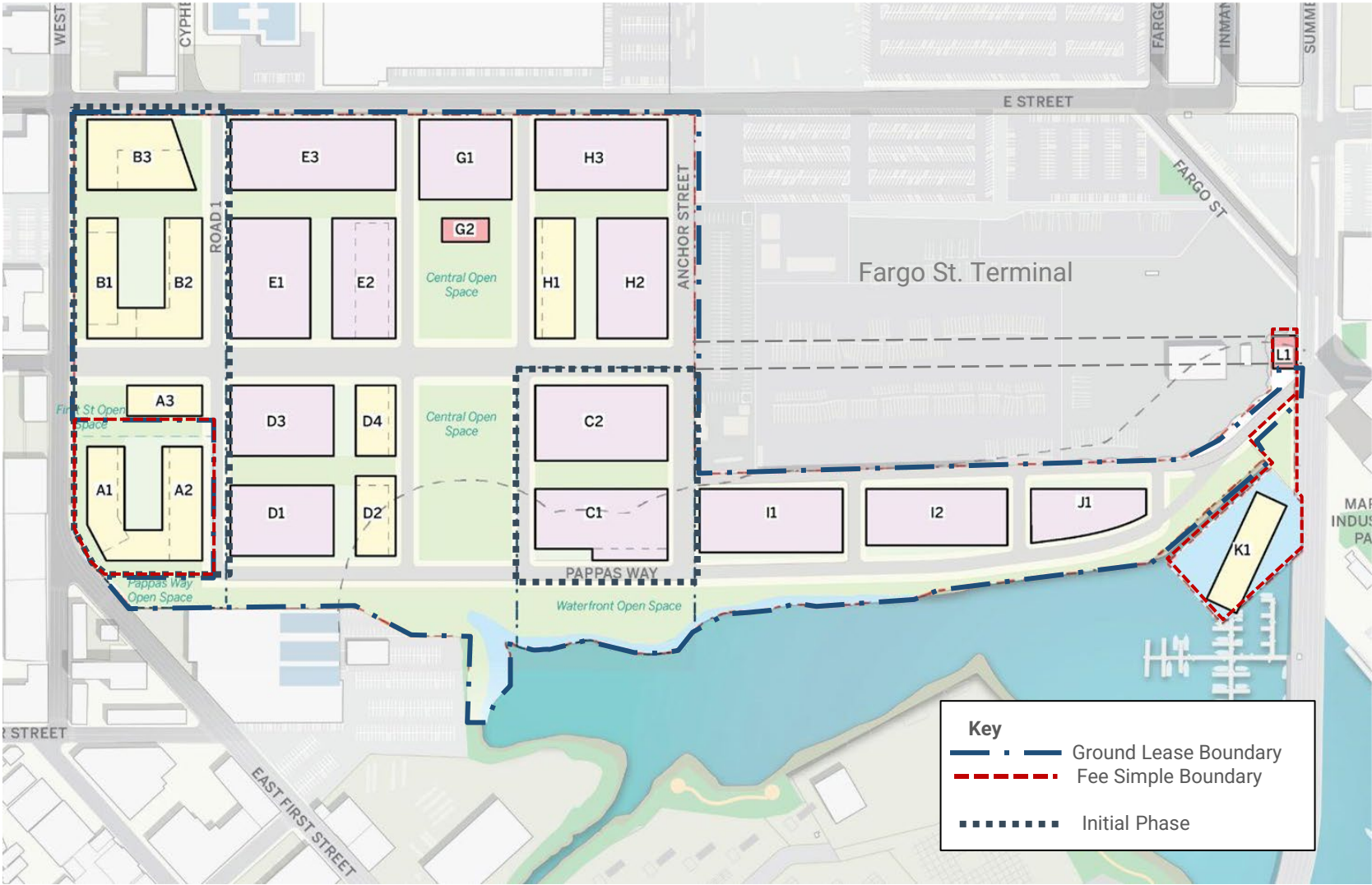
Open Space concept as parts of the whole



3. Plan Changes in Response to Comments

	PREVIOUS	NEW		
	SF	SF / Units		%
PHASE 1	1,739,000	1,559,500 / 935	100%	
Commercial	1,448,500	567,000 / -	37%	
Residential	200,500	908,500 / 935	58%	
Retail / Civic	90,000	84,000 / -	5%	
FUTURE PHASES	4,250,000	4,250,000 / 866	100%	
Commercial	3,320,000	3,320,000 / 224	78%	
Residential	792,500	792,500 / 642	19%	
Retail / Civic	137,500	137,500 / -	3%	
TOTAL PROGRAM	5,989,000	5,809,500 / 1,801	100%	
Commercial	4,768,500	3,887,000 / 224	67%	
Residential	993,000	1,701,000 / 1,577	30%	
Retail / Civic	227,500	221,500 / -	3%	

DRAFT Program subject to change



4. Our Next Steps

4. Our Next Steps

Goal to proceed towards concurrent filings of DEIR + DPIR + PDA

1. MEPA SRP - DEIR

Master Plan

Revised Phase 1

Block A

Block B

Block C
2. Article 80 - DPIR

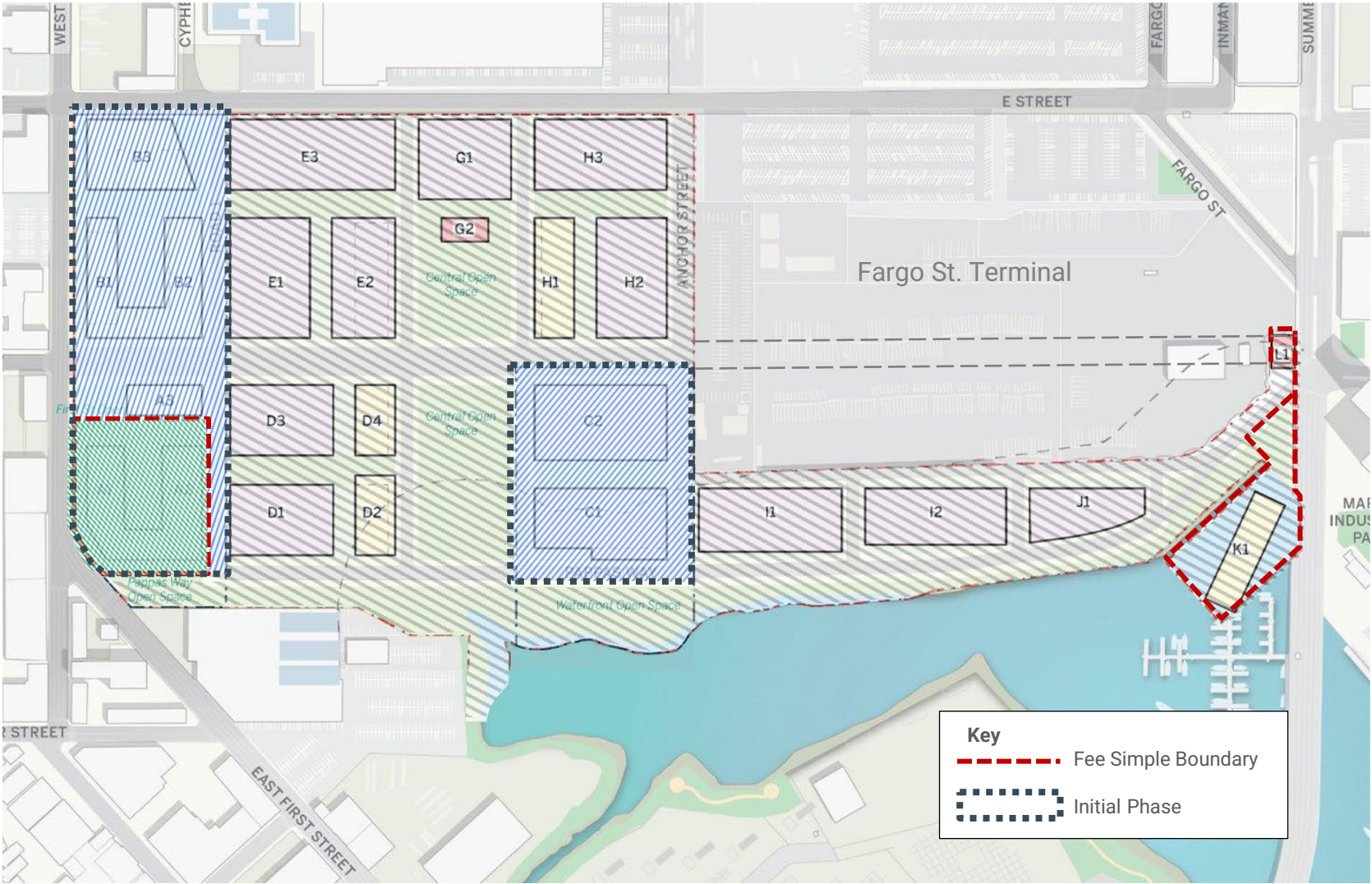
Revised Phase 1

Block A – Voluntary in part

Block B – Voluntary

Block C – Voluntary
3. Article 80 – PDA Development Plan

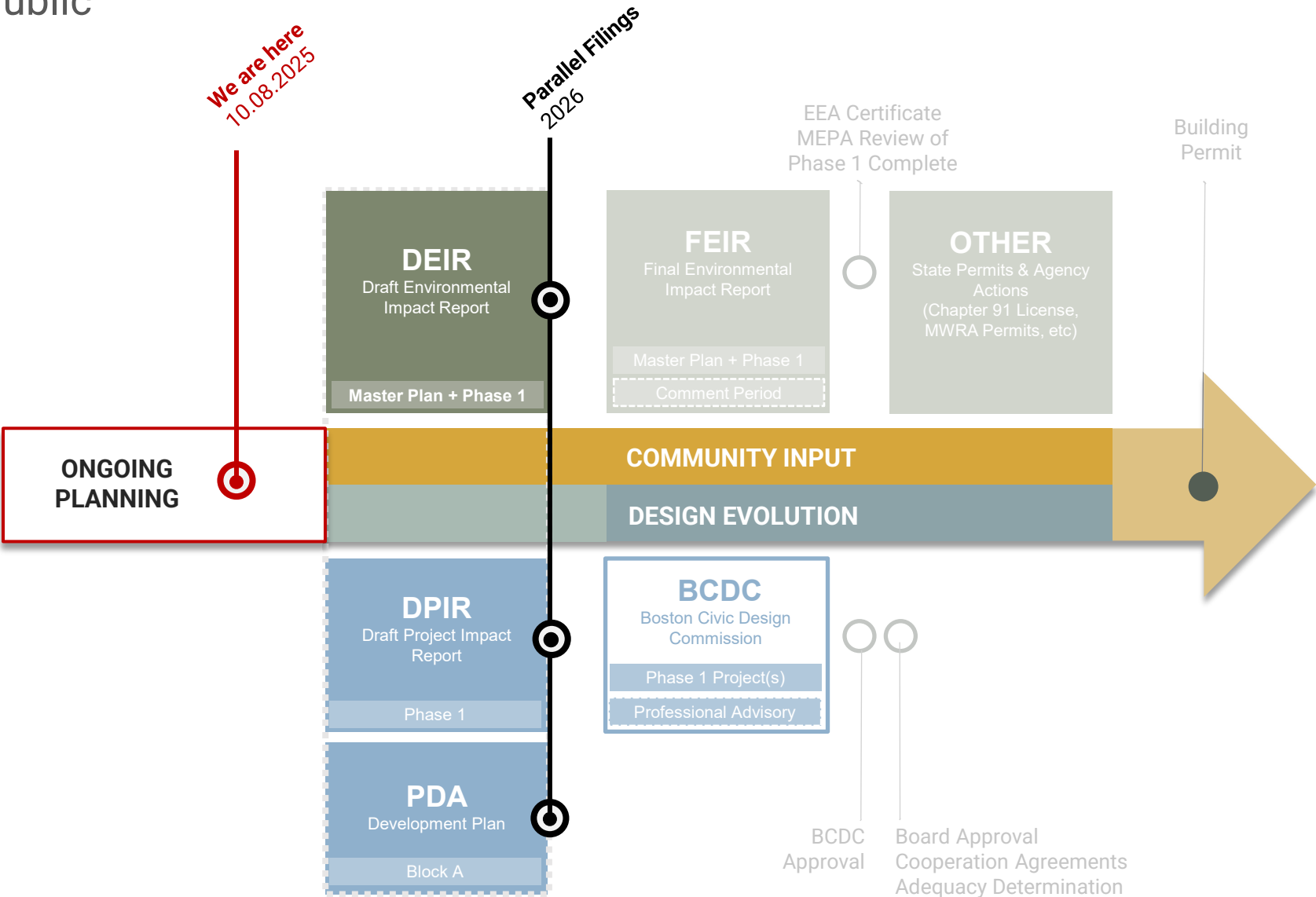
Block A – Fee Parcel (A1, A2)



4. Our Next Steps

Communicate update to CAC/Public

- 1. MEPA SRP - DEIR
 - Master Plan
 - Revised Phase 1
 - Block A
 - Block B
 - Block C
- 2. Article 80 - DPIR
 - Revised Phase 1
 - Block A – *Voluntary in part*
 - Block B – *Voluntary*
 - Block C – *Voluntary*
- 3. Article 80 – PDA Development Plan
 - Block A – *Fee Parcel (A1, A2)*



5. 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

