

RESERVED CHANNEL DEVELOPMENT

OXFORD



PAPPAS ENTERPRISES, INC.

BCDC – Meeting #2

February 24, 2026

Agenda

1. Procedural Background

2. What we Heard and Project Update

The Big Ideas

The Phase 1 Project & Changes in Response to Comments

3. Next Steps

4. Discussion

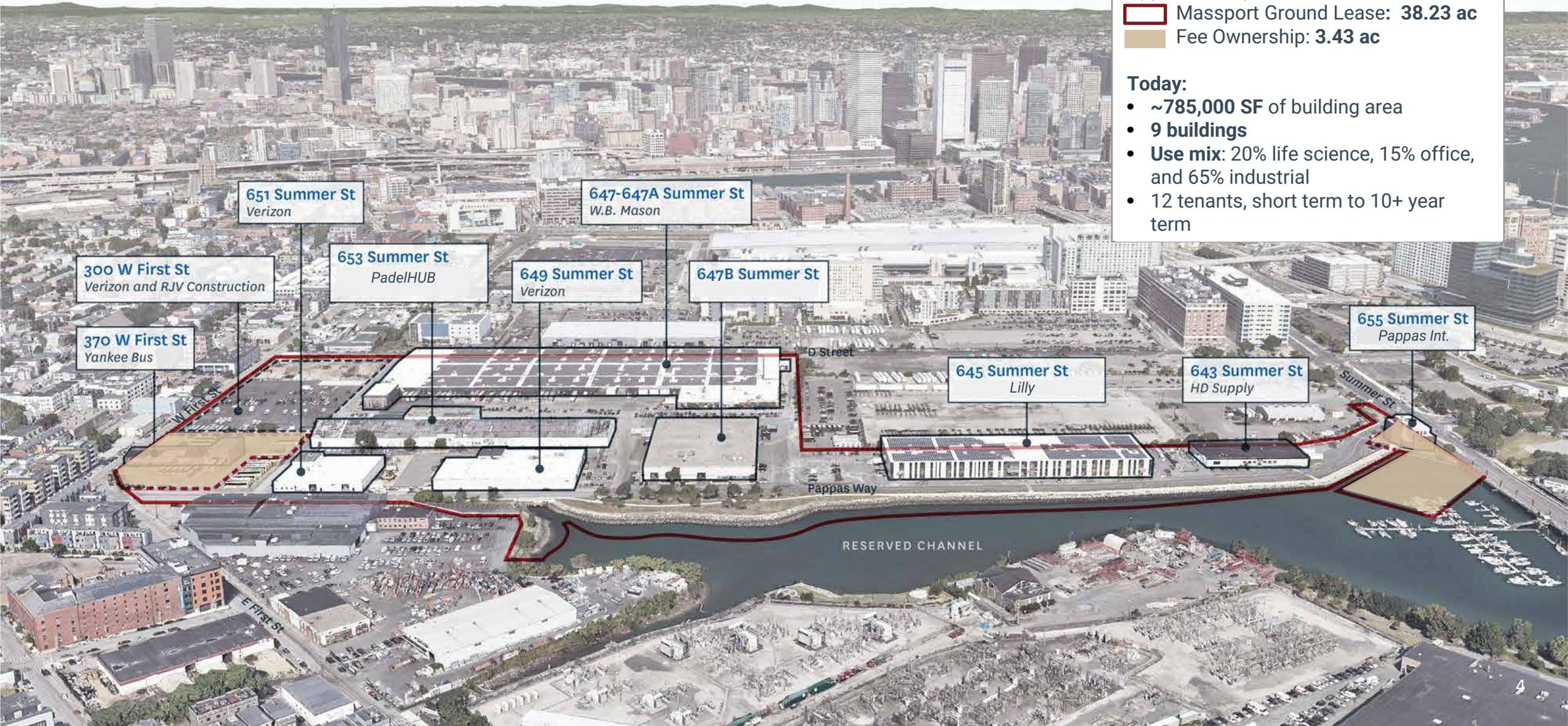
1. Procedural Background

42-Acre Reserved Channel Site, South Boston



1. Procedural Background

The Reserved Channel Site Today



Site:

Approximately **42 acres**

 Massport Ground Lease: **38.23 ac**

 Fee Ownership: **3.43 ac**

Today:

- ~785,000 SF of building area
- **9 buildings**
- **Use mix:** 20% life science, 15% office, and 65% industrial
- 12 tenants, short term to 10+ year term

1. Procedural Background

Local Article 80 Procedure Focuses on Phase 1 Project

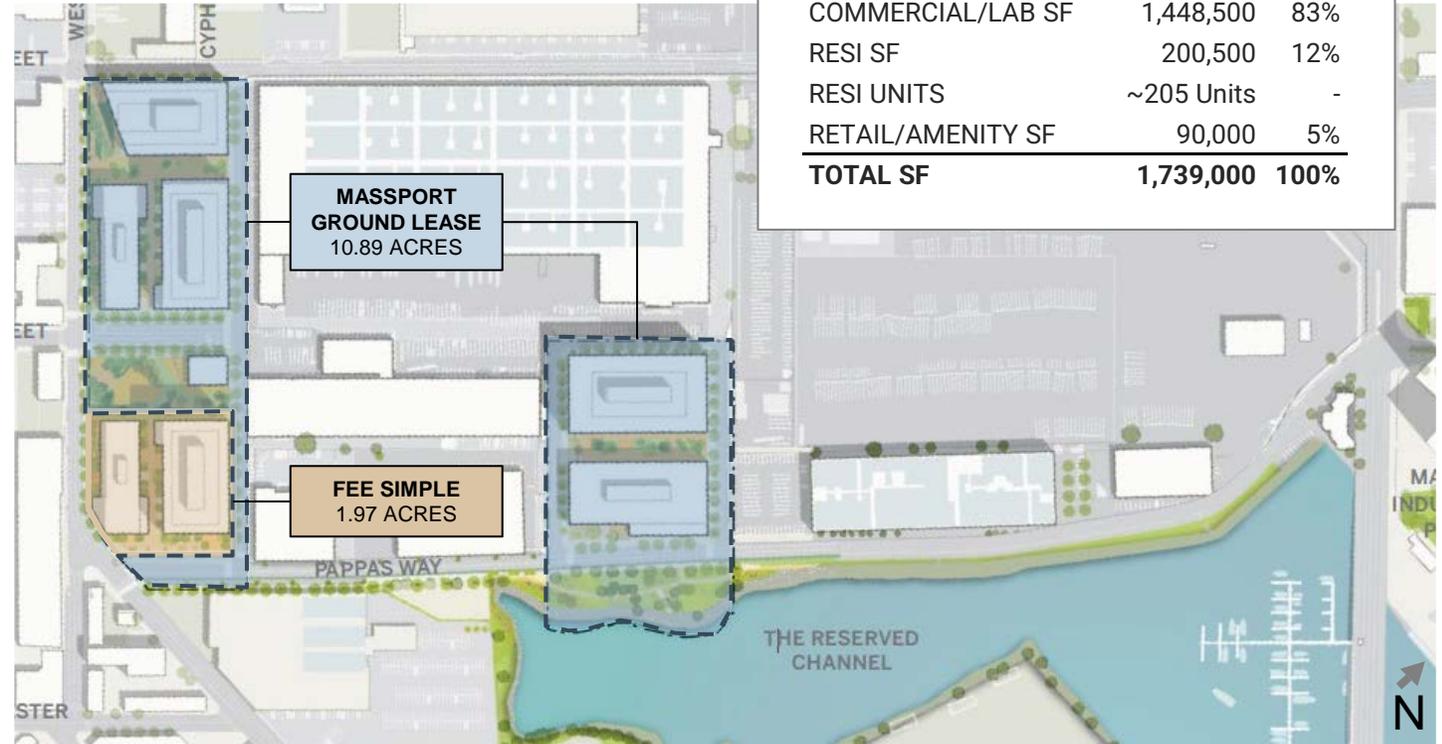


Article 80B*
LOI 4.2023

PNF
Project Notification Form
11.2023

Phase 1
Comment Period

Local Procedure



PREVIOUSLY PRESENTED		
SITE AREA	12.86 AC	
OPEN SPACE	3.4 AC / 26.5%	
PROGRAM	TOTAL SF	%
COMMERCIAL/LAB SF	1,448,500	83%
RESI SF	200,500	12%
RESI UNITS	~205 Units	-
RETAIL/AMENITY SF	90,000	5%
TOTAL SF	1,739,000	100%

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

1. Procedural Background

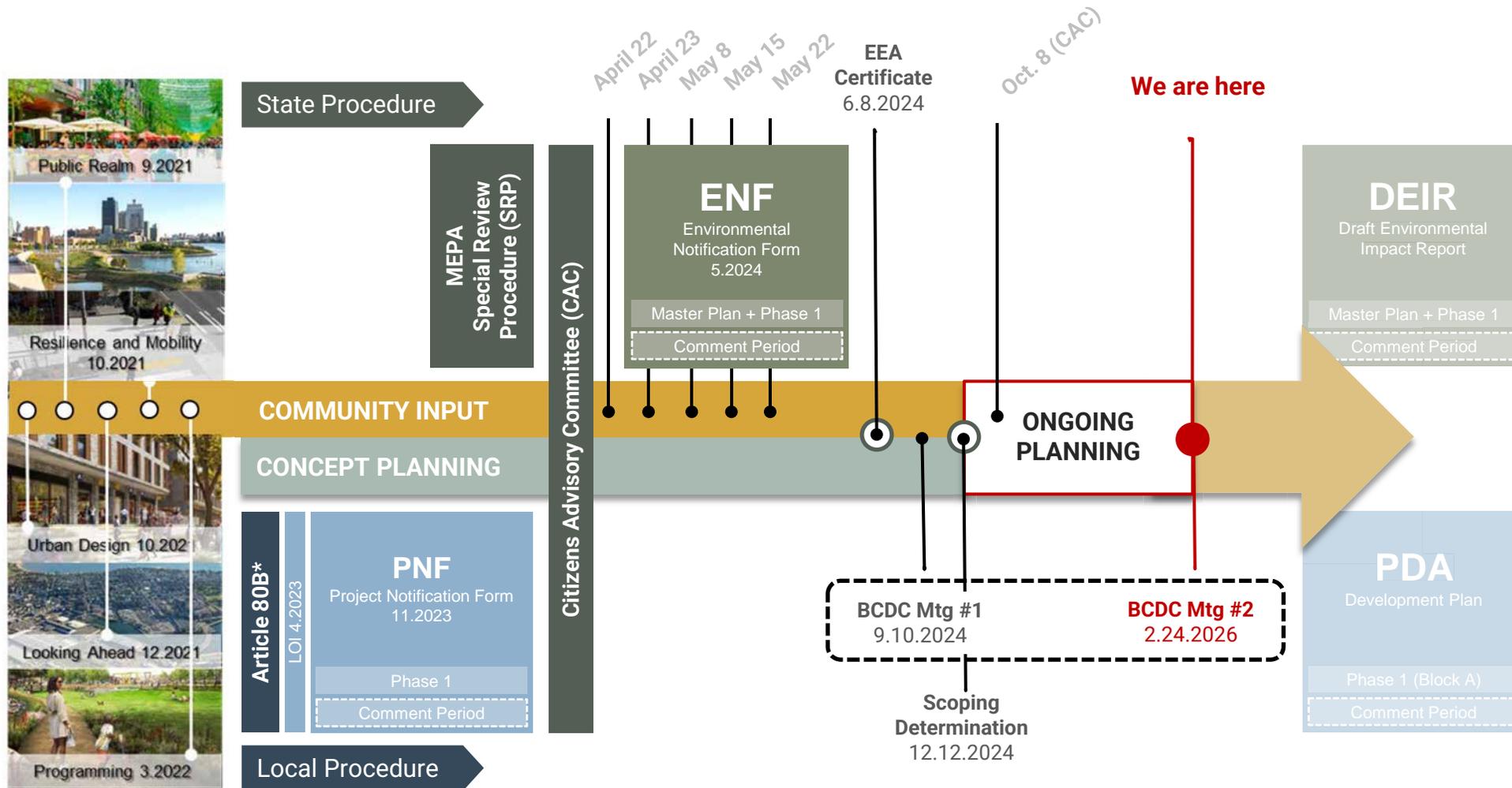
MEPA Special Review Procedure (SRP) Focuses on **Phase 1 Project and Master Plan**



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

1. Procedural Background

Parallel State (SRP) and Local Article 80 Procedure



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

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2. What We Heard and Project Update

Comment themes

BCDC Lens:

- Urban design before buildings
- Intrigued by zooming out
- Connections beyond the project
- What's close for transportation
- What has been the community 'vibe'

Planning Foundations, The Big Ideas

- 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 Project Update

The Big Ideas | F Street: Backbone of Project Transportation Network Input and Potential

Planning Foundations, The Big Ideas

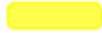
- **F Street** should continue all the way to Summer; allows **Pappas Way** to be less trafficked - (Letter)
- **F Street** doesn't provide connectivity to Summer Street; would not need its proposed dimension - (BPA)
- Pappas Way could be a better place if north-south traffic could rely on **F Street**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



2. Project Update | The Big Ideas

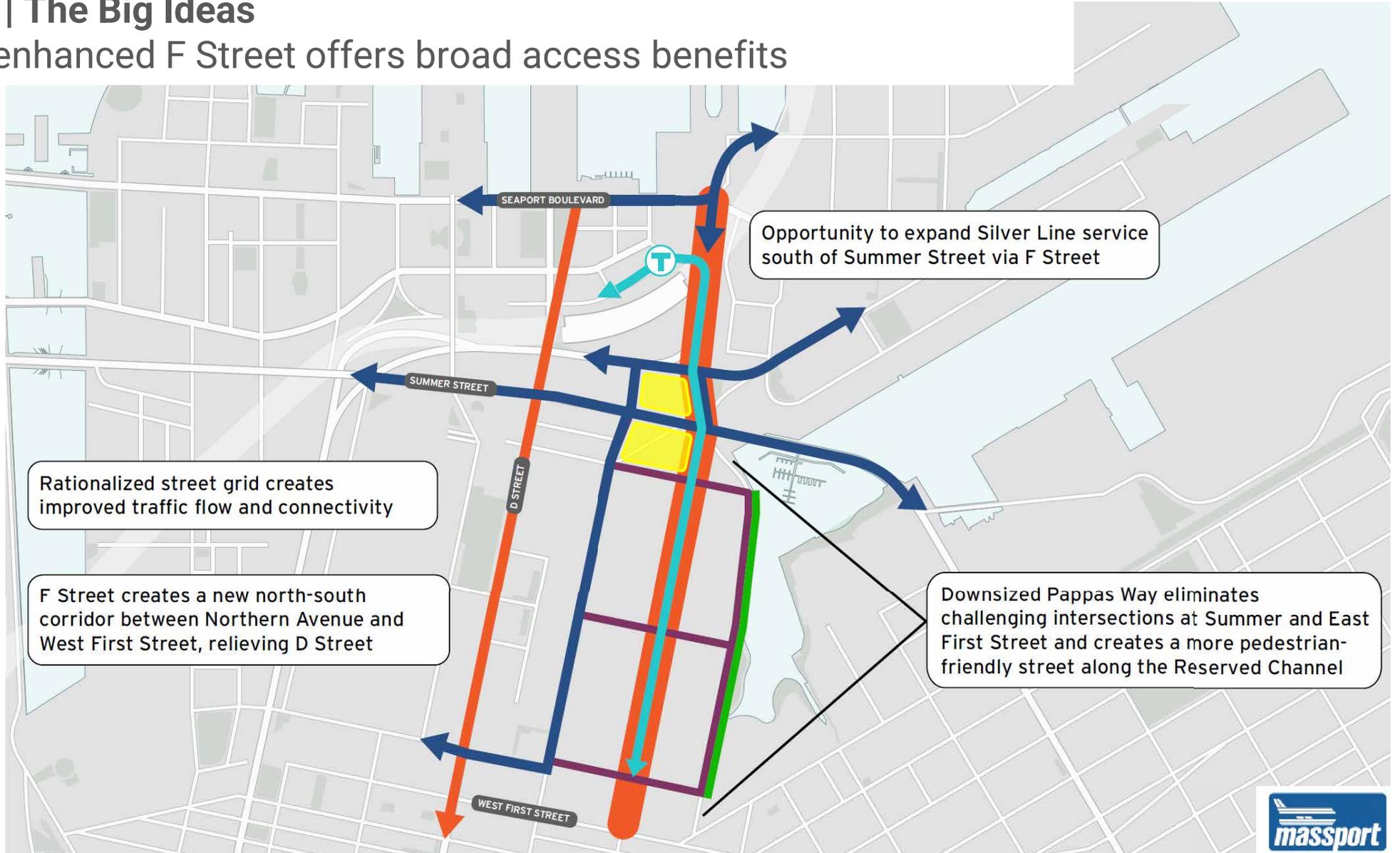
An extended and enhanced F Street offers broad access benefits

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. Project Update | The Big Ideas

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)*

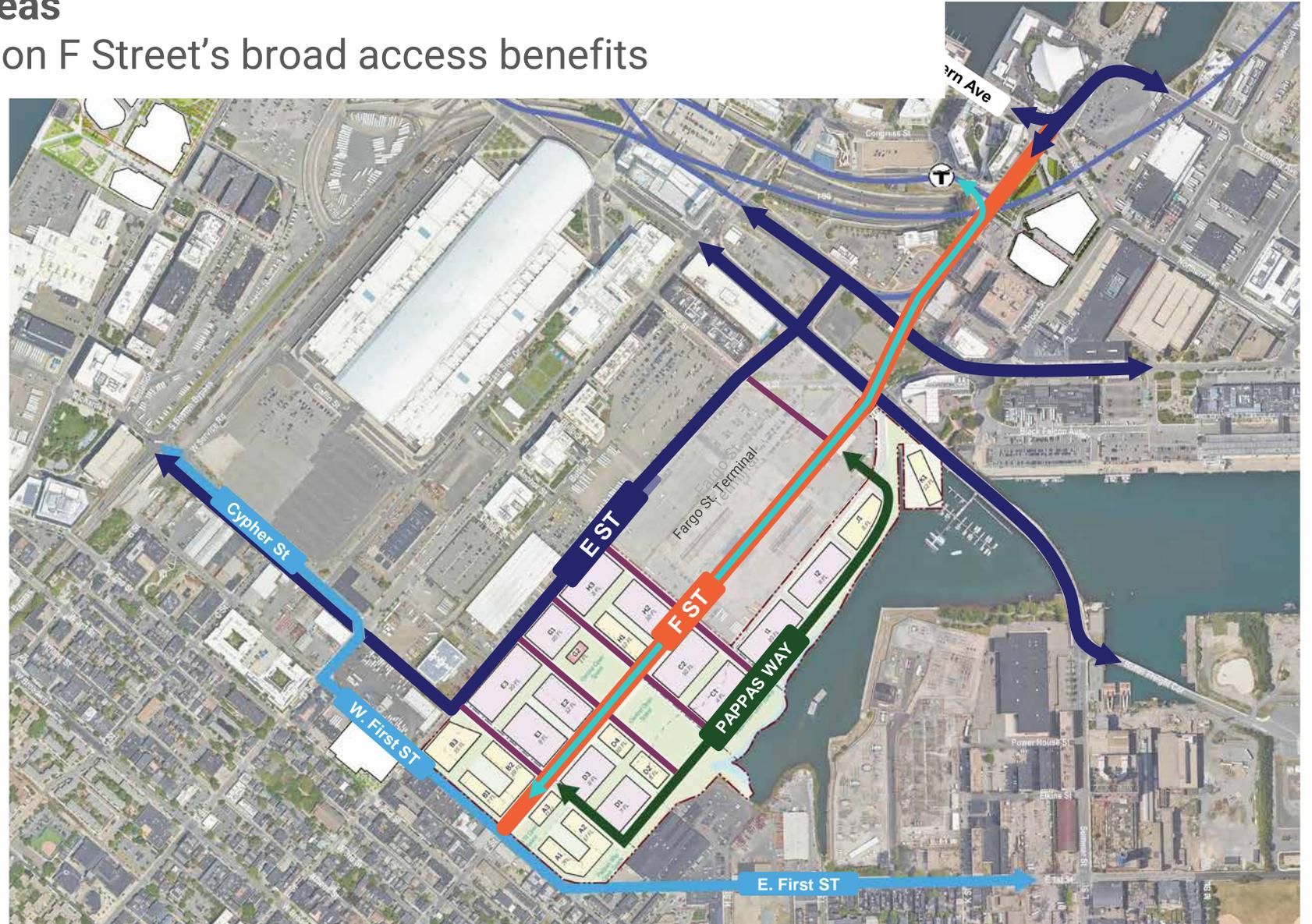
✔ **Pappas Way; Safe & Resilient Future**
Transition to secondary, pedestrian oriented street; recreational edge, rational safe intersections

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. Project Update | The Big Ideas

Planning Principles



01
A waterfront for all

Transform the Reserved Channel into a distinctive waterfront which fosters community and well-being.



02
From an edge to a center

RCD is stitching South Boston together with the waterfront and surrounding neighborhoods.



03
A welcoming place

Setting the stage for moments of discovery, chance encounters and a variety of experiences.



04
Springboard for success

RCD is making a launch pad for opportunity: a place for diverse home grown businesses to experiment and thrive.



05
A global leader in resilience

RCD isn't just one step ahead of climate change – it's looking generations into the future.



06
A showcase for the best of South Boston

RCD sets the stage for local talent to shape the future of the neighborhood.



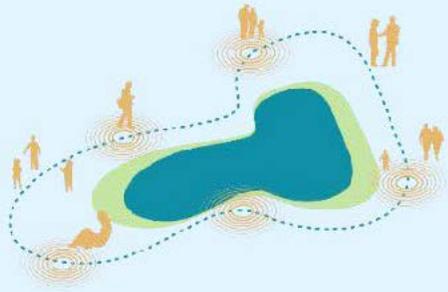
07
A partner in it together

We are in it for the long haul. We want to work together to meet the evolving needs and aspirations of all neighbors.

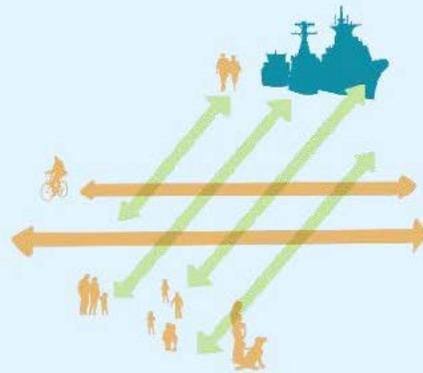
2. Project Update | The Big Ideas

Ambitions for Placemaking

Key Drivers



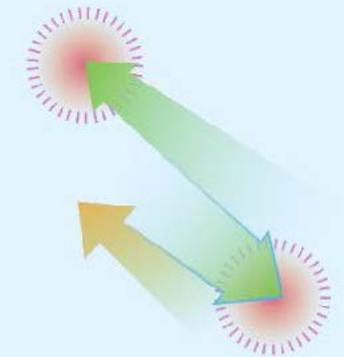
1. Establish “the basin loop” activate and animate the perimeter



2. Enhance connectivity by extending and integrating the South Boston grid



3. Create meaningful open space connections between uplands and waterfront



4. Increase connections and improve access

2. Project Update | The Big Ideas

Ambitions for Placemaking

Establish a Resilient Reserved Channel Basin Waterfront
Complete and enhance an exceptional waterfront loop





Hunters Point Park, New York



Invest in open space
Create significant upland parks, plazas, and open spaces





Hunters Point Park, New York



Complete the grid
Extend existing South Boston streets into the new district





Victoria Gardens, Rancho Cucamonga

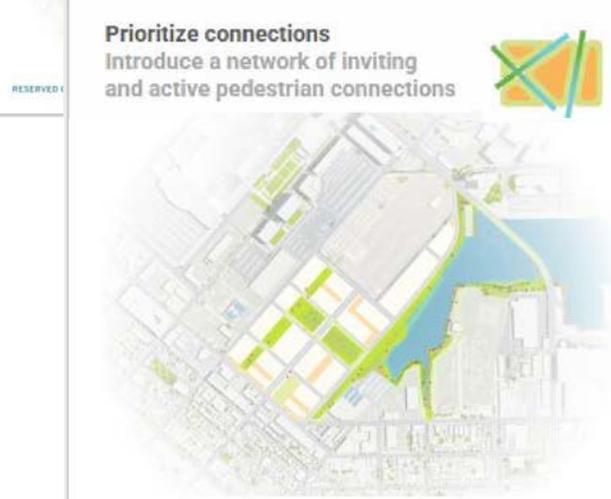


Hoboken Redevelopment, NYC
*representative images

RESERVED CHANNEL DEVELOPMENT MASTER PLAN

oxiolo | PAPPAS ENTERPRISES, INC.

Prioritize connections
Introduce a network of inviting and active pedestrian connections





Papirren, Copenhagen



City Thread, Chattanooga
*representative images

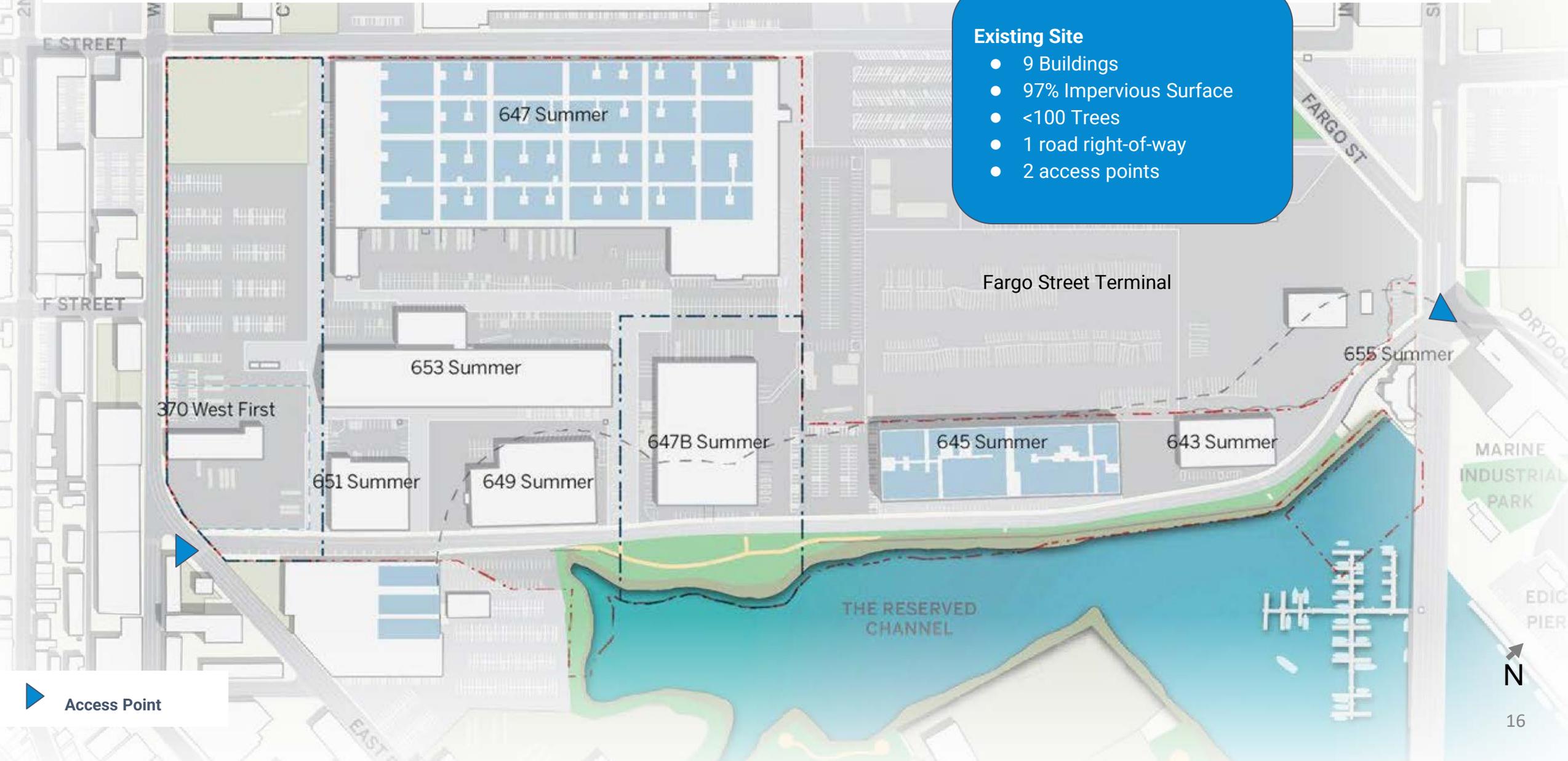
RESERVED CHANNEL DEVELOPMENT MASTER PLAN

oxiolo | PAPPAS ENTERPRISES, INC.

2. Project Update | The Big Ideas: Implementation

Existing Conditions

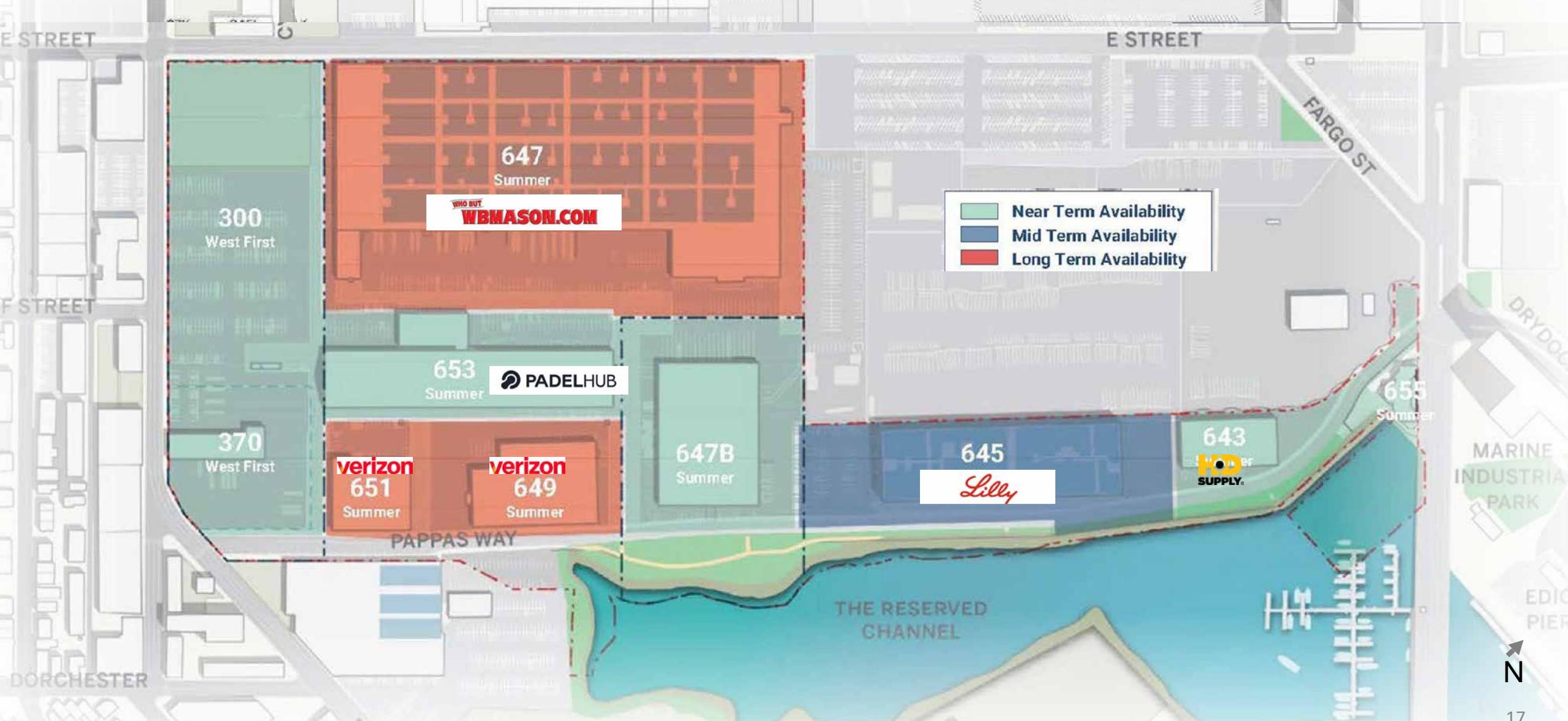
- Existing Site**
- 9 Buildings
 - 97% Impervious Surface
 - <100 Trees
 - 1 road right-of-way
 - 2 access points



▶ Access Point

2. Project Update | The Big Ideas: Implementation

Land Availability



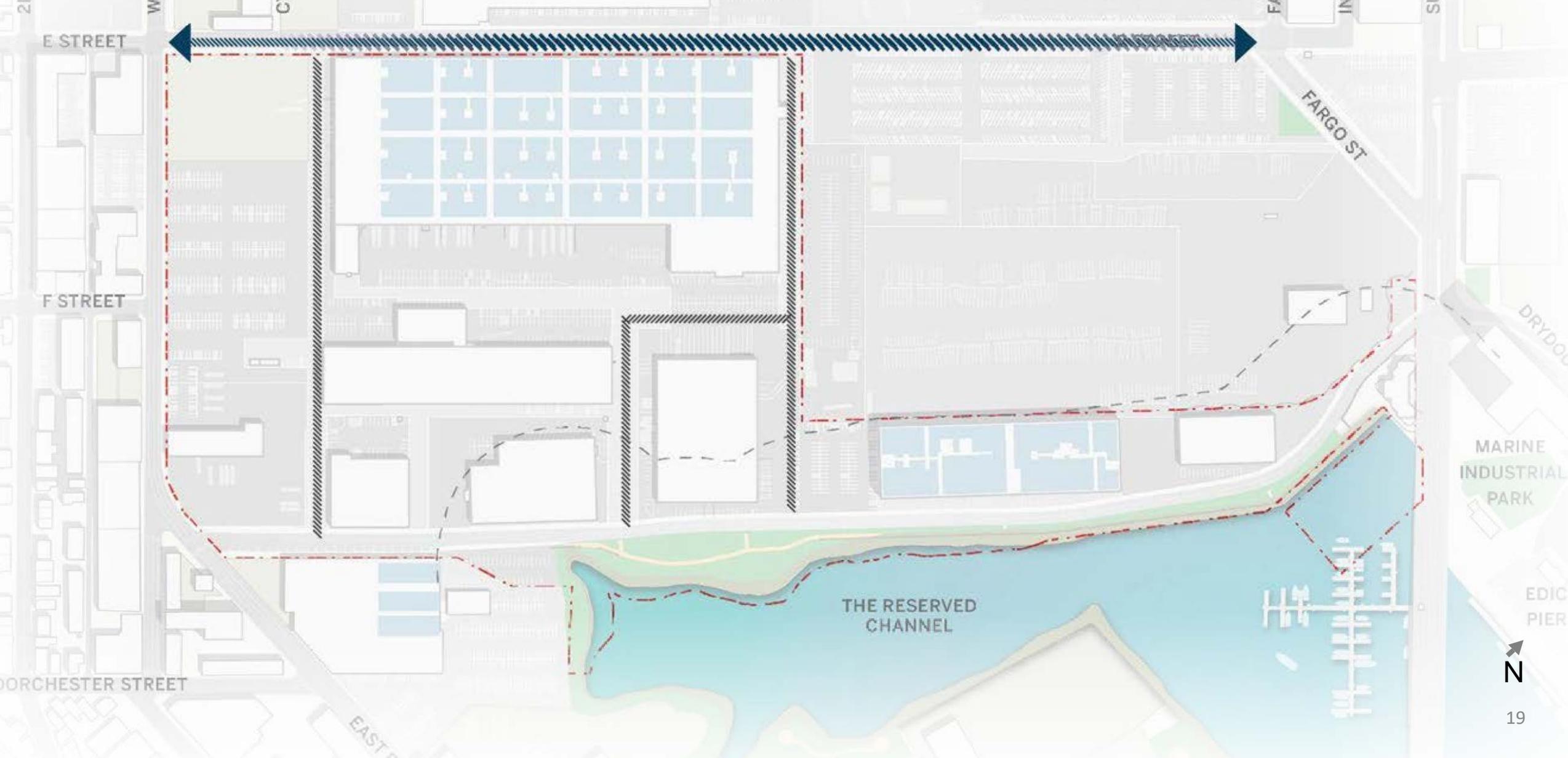
2. Project Update | The Big Ideas: Implementation

Long Term Continuity of Operations

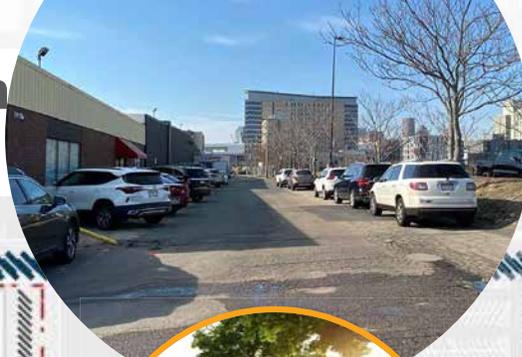


2. Project Update | The Big Ideas: Implementation

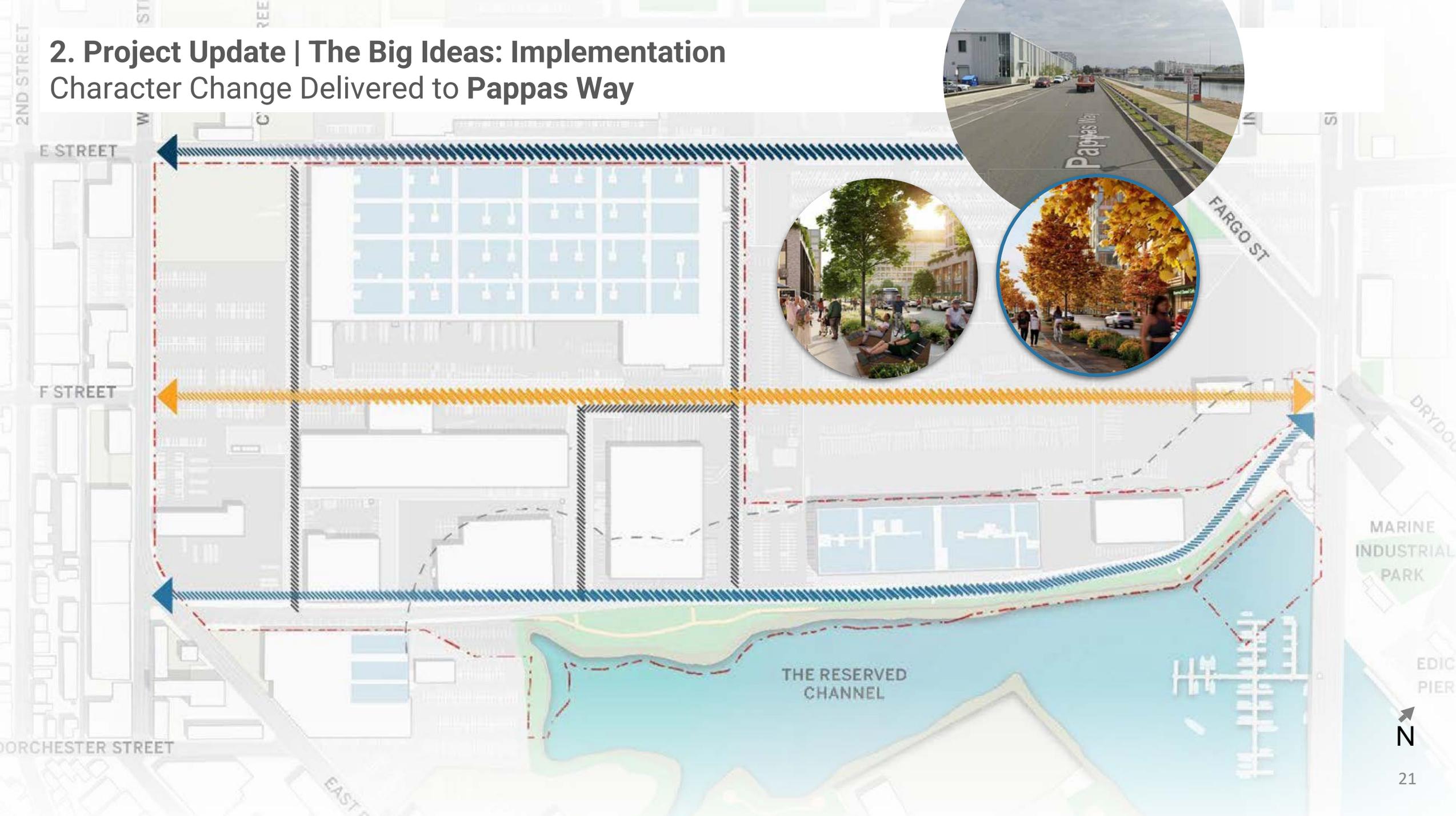
Long Term Continuity of Operations E Street Freight Corridor



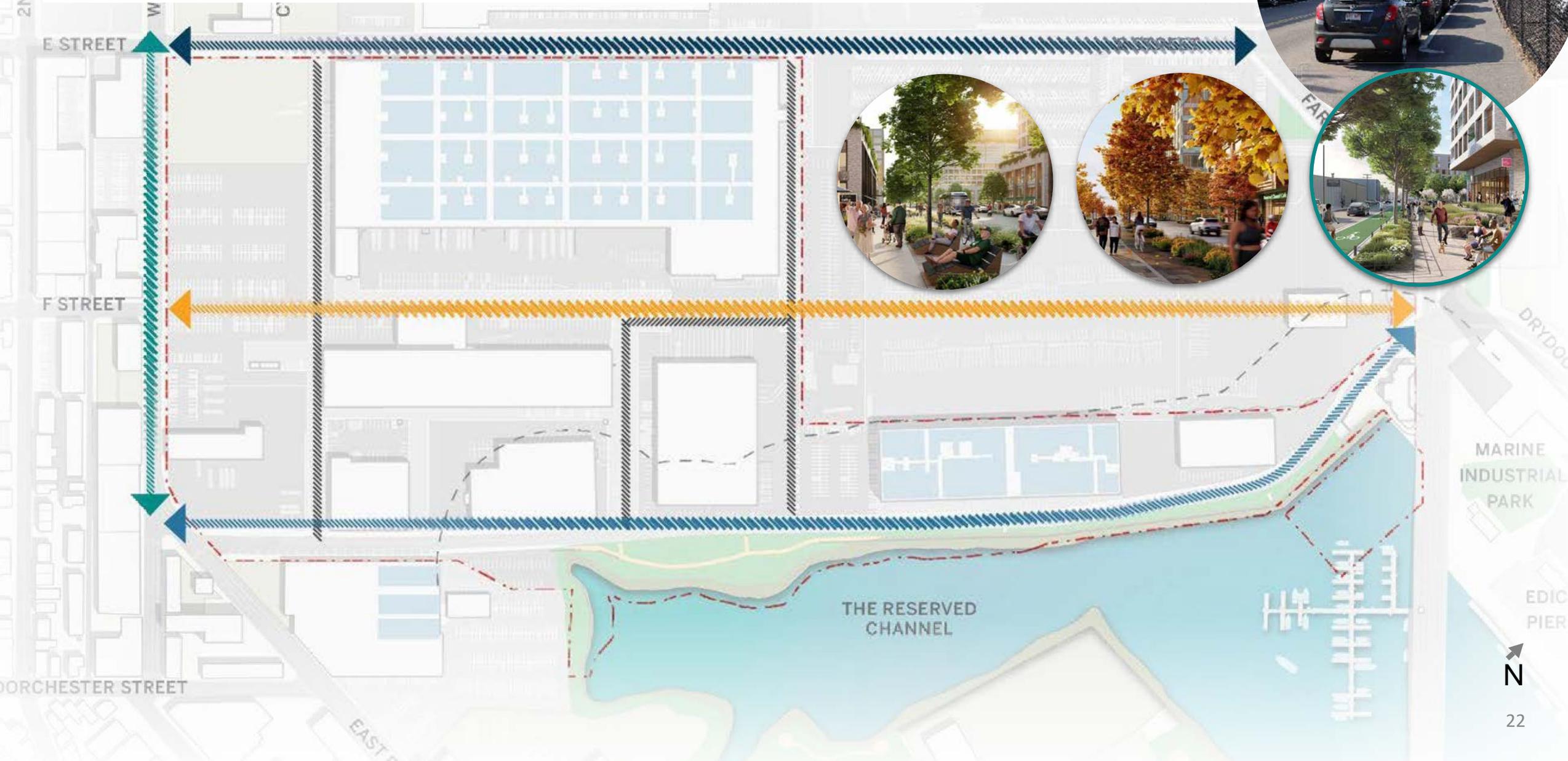
2. Project Update | The Big Ideas: Implementation Long Term Transportation 'Backbone': F Street



2. Project Update | The Big Ideas: Implementation Character Change Delivered to Pappas Way

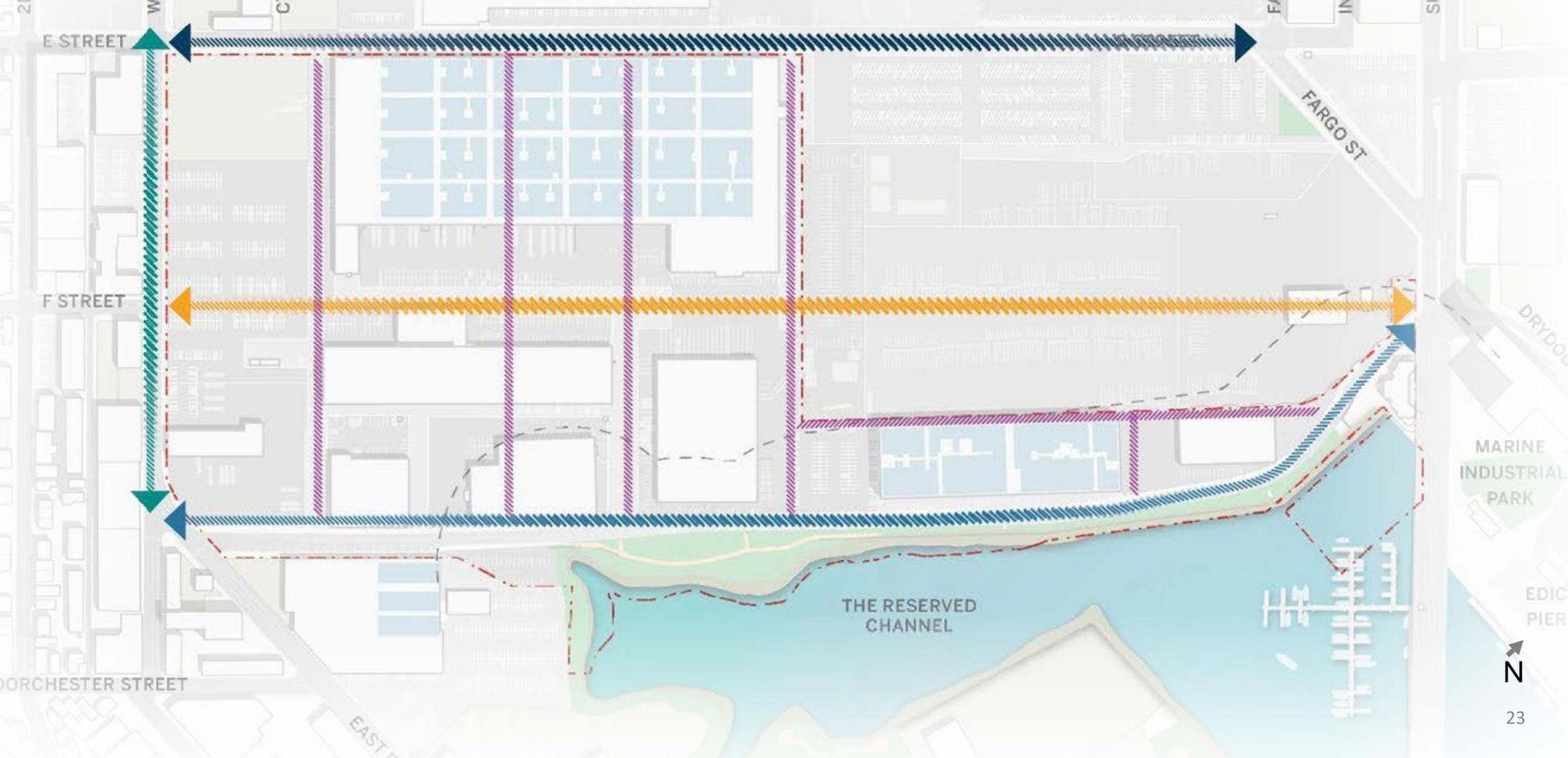


2. Project Update | The Big Ideas: Implementation Character Change Delivered to West First Street



2. Project Update | The Big Ideas: Implementation

Connections Enhanced through New Interior Public Rights of Way



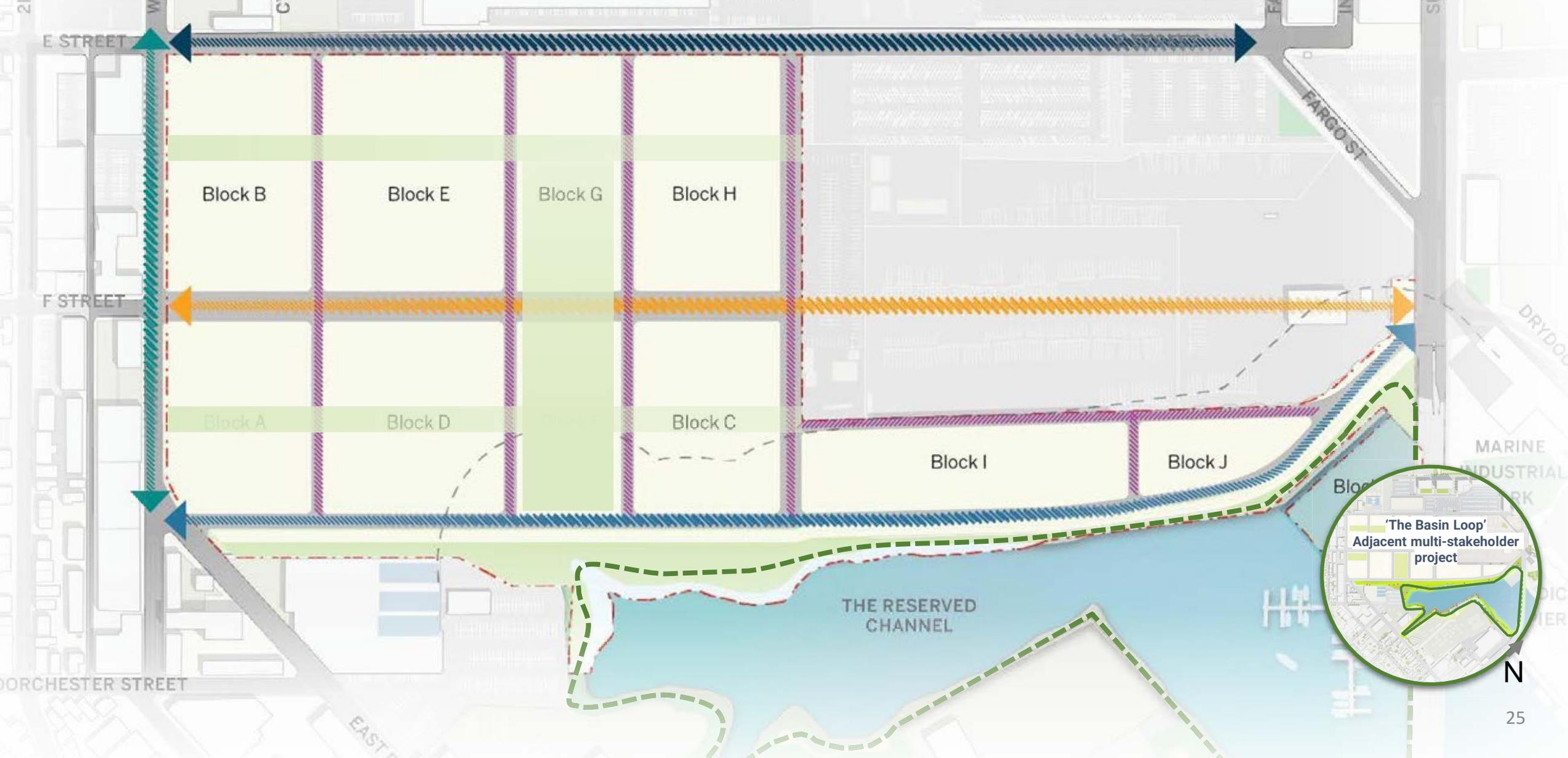
2. Project Update | The Big Ideas: Implementation

A Flexible Block Structure Delivered



2. Project Update | The Big Ideas: Implementation – Planning Principles Applied

A Waterfront for All, Porosity and Scale

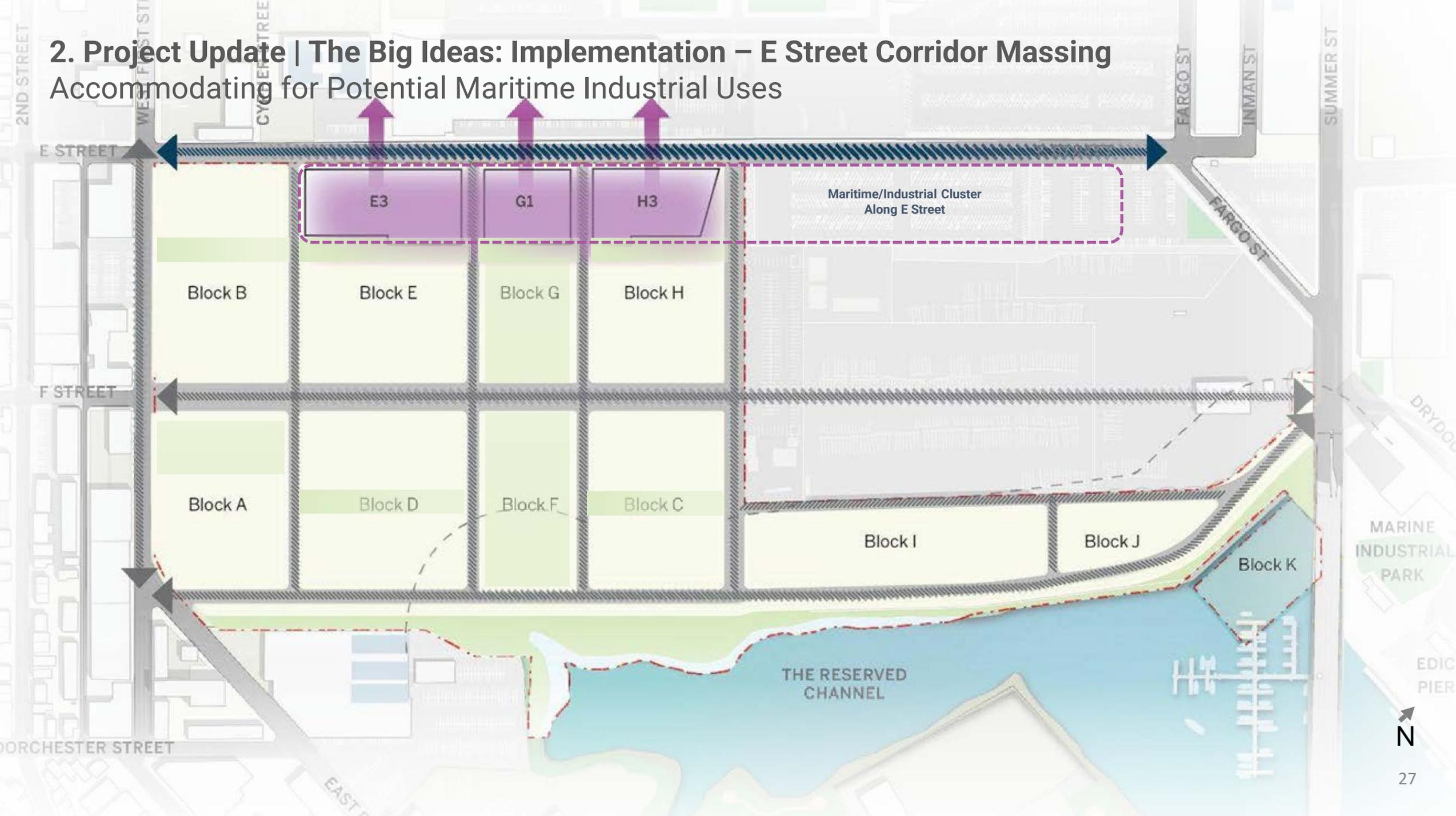


2. Project Update | The Big Ideas: Implementation – Phase 1 Massing

Creating Transitions and Extensions to Context



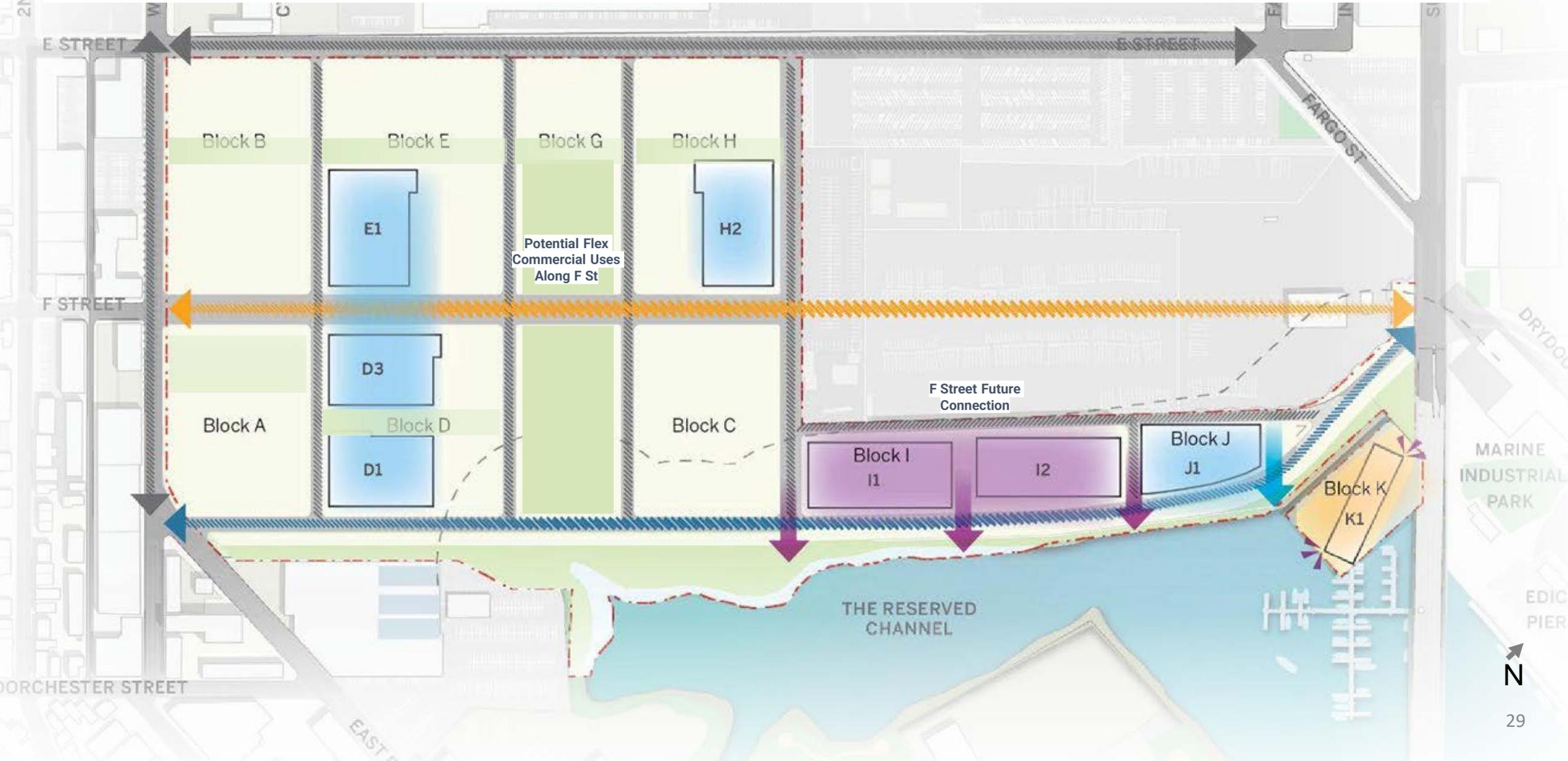
2. Project Update | The Big Ideas: Implementation – E Street Corridor Massing Accommodating for Potential Maritime Industrial Uses



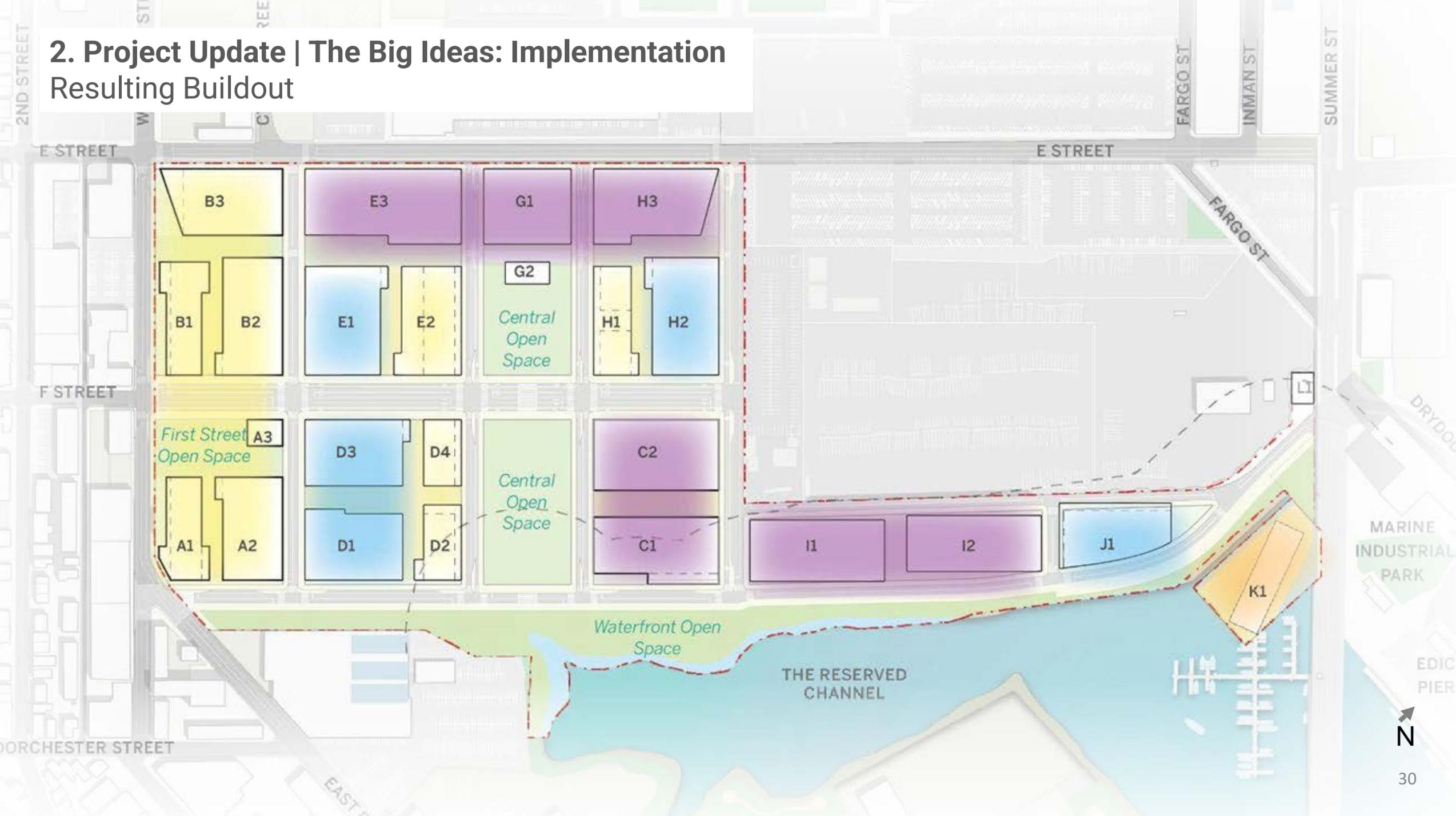
2. Project Update | The Big Ideas: Implementation – Upland Open Space and Massing Residential Park Edge



2. Project Update | The Big Ideas: Implementation – F Street Corridor & Waterfront Massing Site Massing



2. Project Update | The Big Ideas: Implementation Resulting Buildout



2. Project Update | The Big Ideas: Implementation

Resulting Buildout and 25% Open Space Goal



2. Project Update | The Big Ideas: Implementation

Resulting Buildout and 25% Open Space Goal with **Beginnings in the Phase 1 Project**



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Phase 1 Project Comment Themes

BCDC Lens:

- Urban design before buildings
- Intrigued by zooming out
- Connections beyond the project
- What's close for transportation
- What's been the community 'vibe'

Planning Foundations, The Big Ideas

- F Street – Road to nowhere?
- Pappas Way – long term future?
- Massport Area Planning – next door?
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The What and the Where

- Program - Priority Commercial?
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- West First Street - ROW and setbacks
- West 1st Park Location



2. Project Update | The Phase 1 Project & Changes in Response to Comments

Change Summary

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...



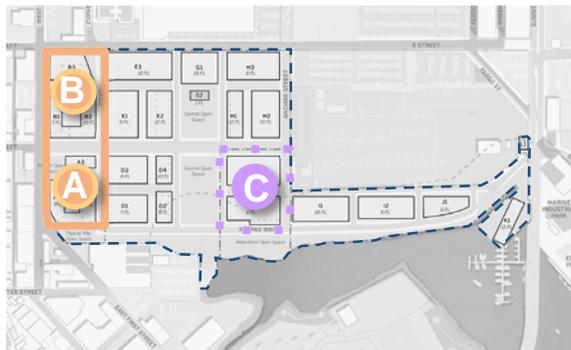
... Into long term Pappas Way Open Space

2. Project Update | The Phase 1 Project & 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

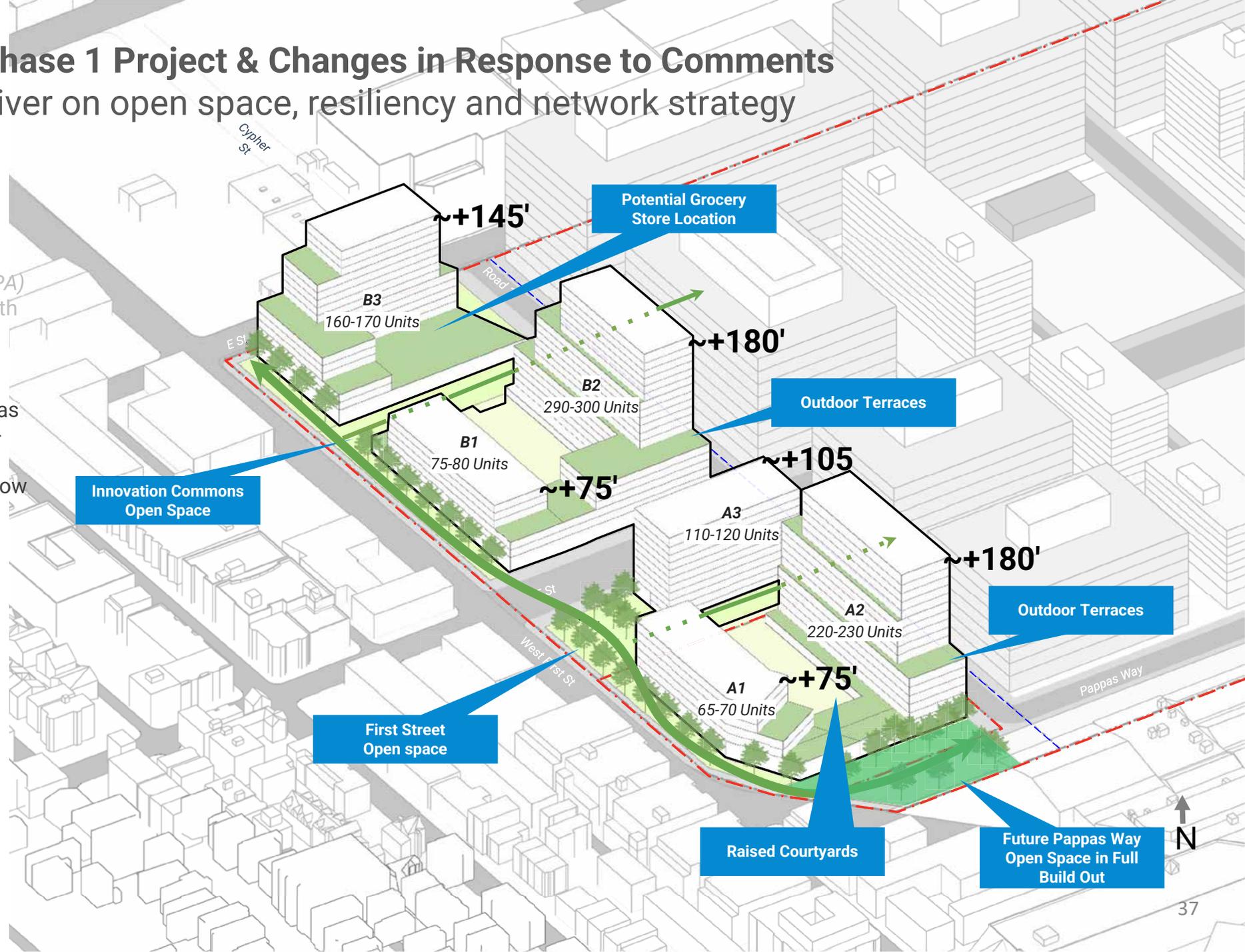
Lab / Office
 Residential / Hotel

2. Project Update | The Phase 1 Project & Changes in Response to Comments

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

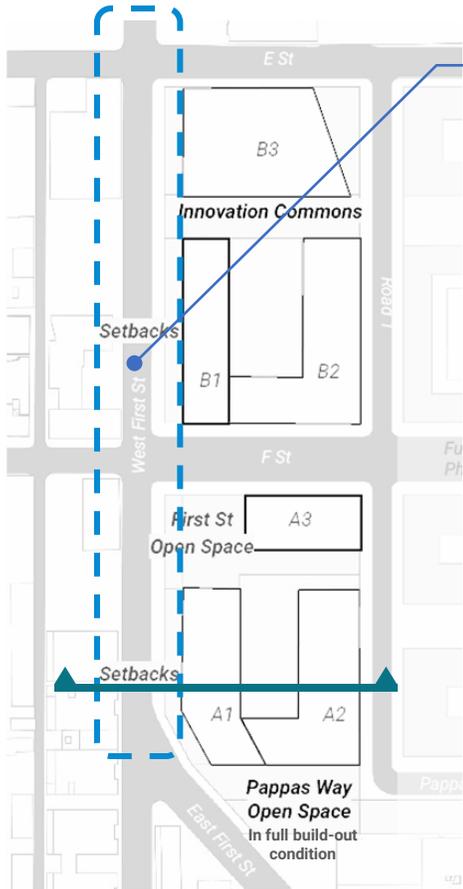
Responsive to:

- 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)



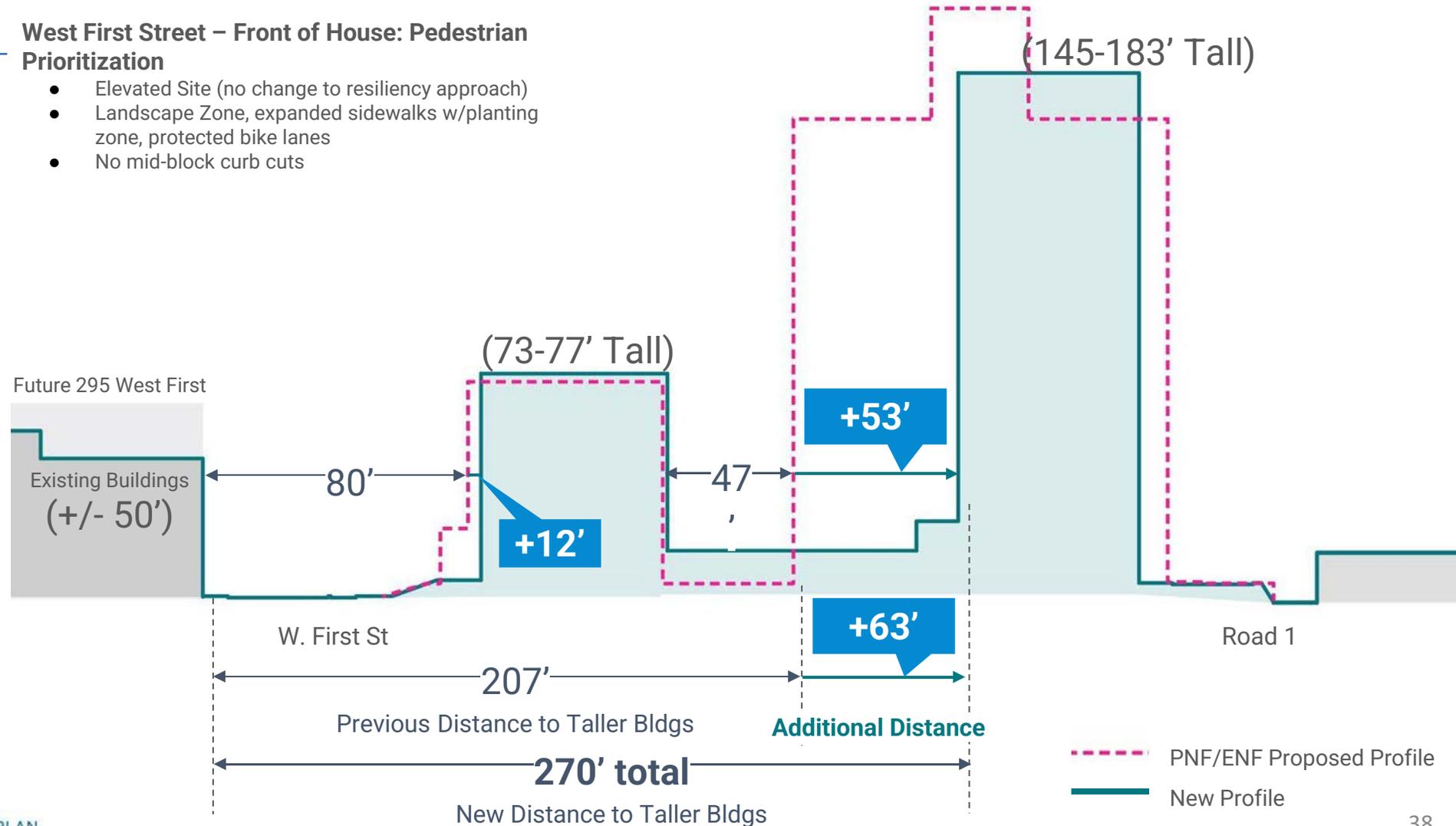
2. Project Update | The Phase 1 Project & Changes in Response to Comments

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



West First Street – Front of House: Pedestrian Prioritization

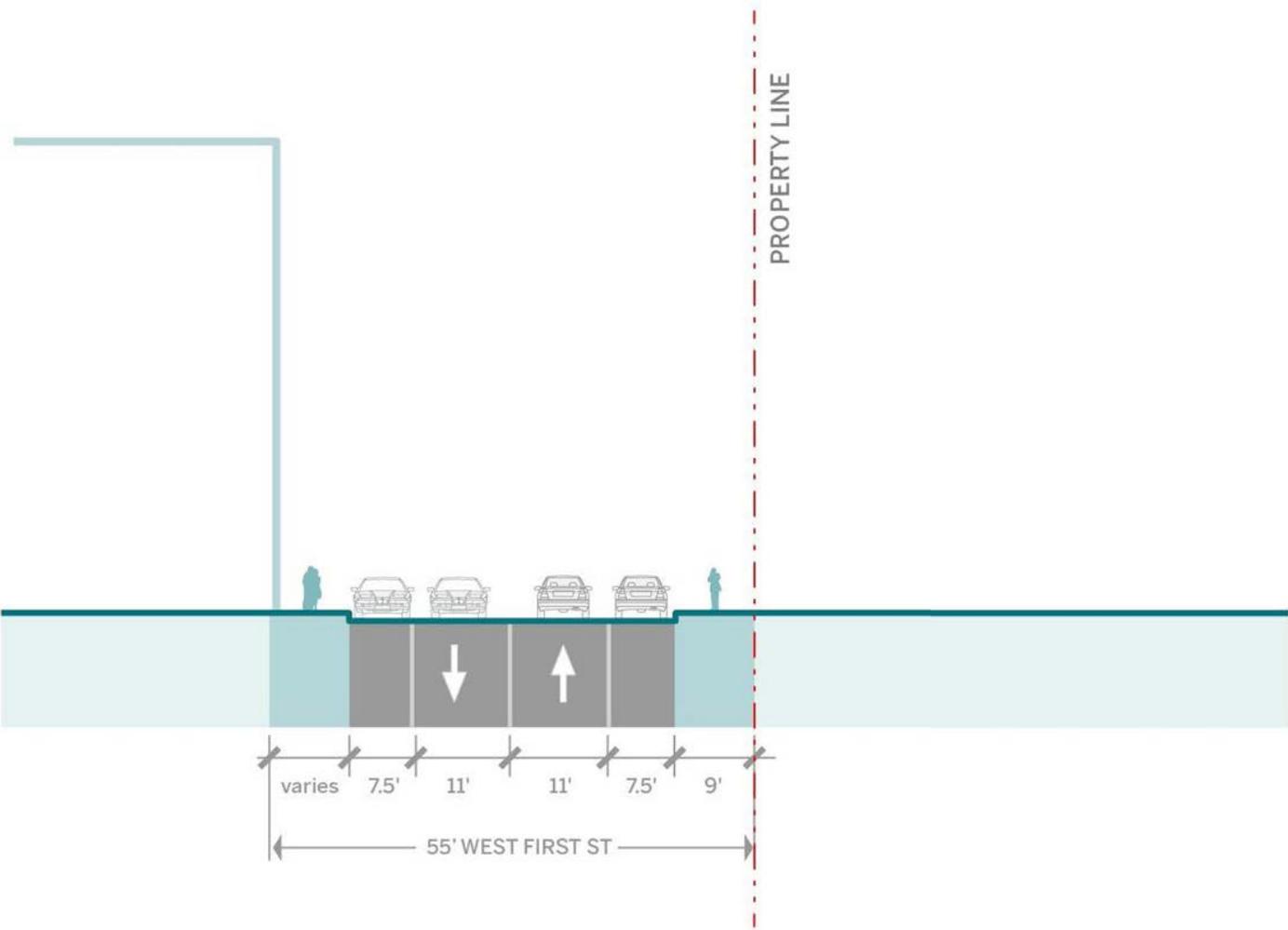
- Elevated Site (no change to resiliency approach)
- Landscape Zone, expanded sidewalks w/planting zone, protected bike lanes
- No mid-block curb cuts



 **New Plan**
Final Buildout (A&B)

2. Project Update | The Phase 1 Project & Changes in Response to Comments

West First Street | Existing Conditions

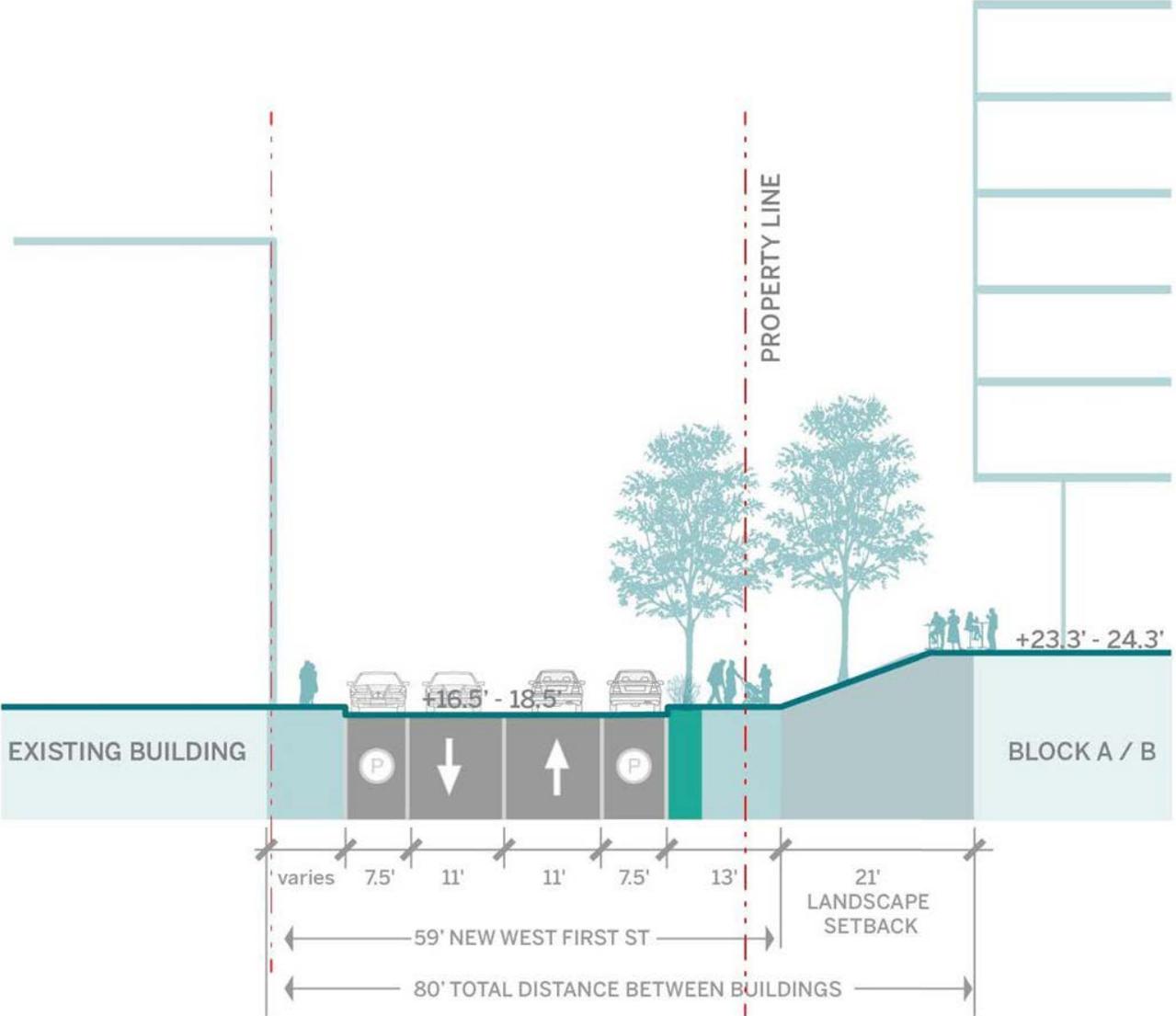


2. Project Update | The Phase 1 Project & Changes in Response to Comments

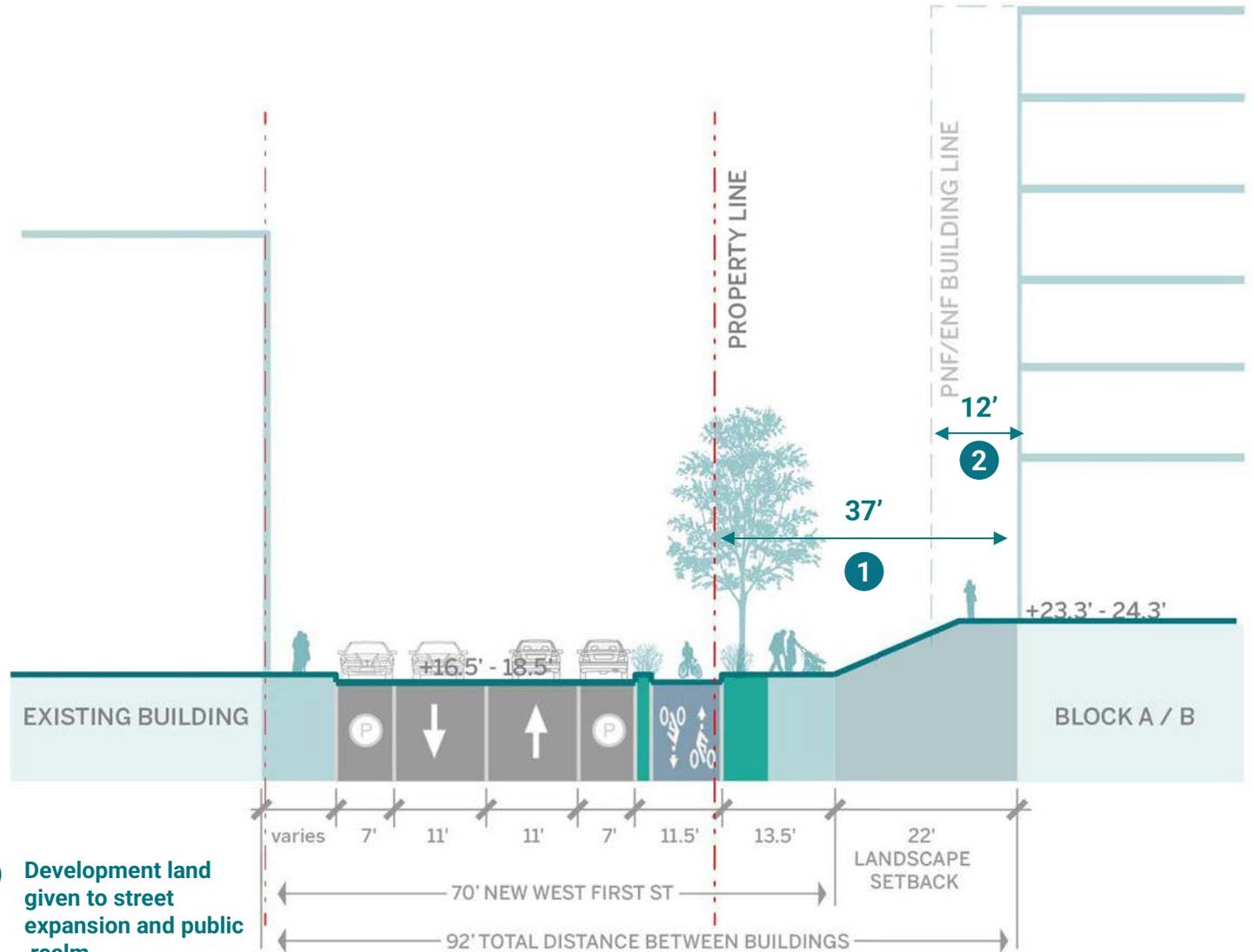
West First Street | Old (PNF/ENF Proposed)



Resiliency Strategy



2. Project Update | The Phase 1 Project & Changes in Response to Comments West First Street | New



1 Development land given to street expansion and public realm

2 Additional building setback since PNF/ENF

2. Project Update | The Phase 1 Project & Changes in Response to Comments



Pappas Way and West First Street



Pappas Way

2. Project Update | The Phase 1 Project & Changes in Response to Comments

View looking north-west on West 1st St



Before (PNF/ENF)



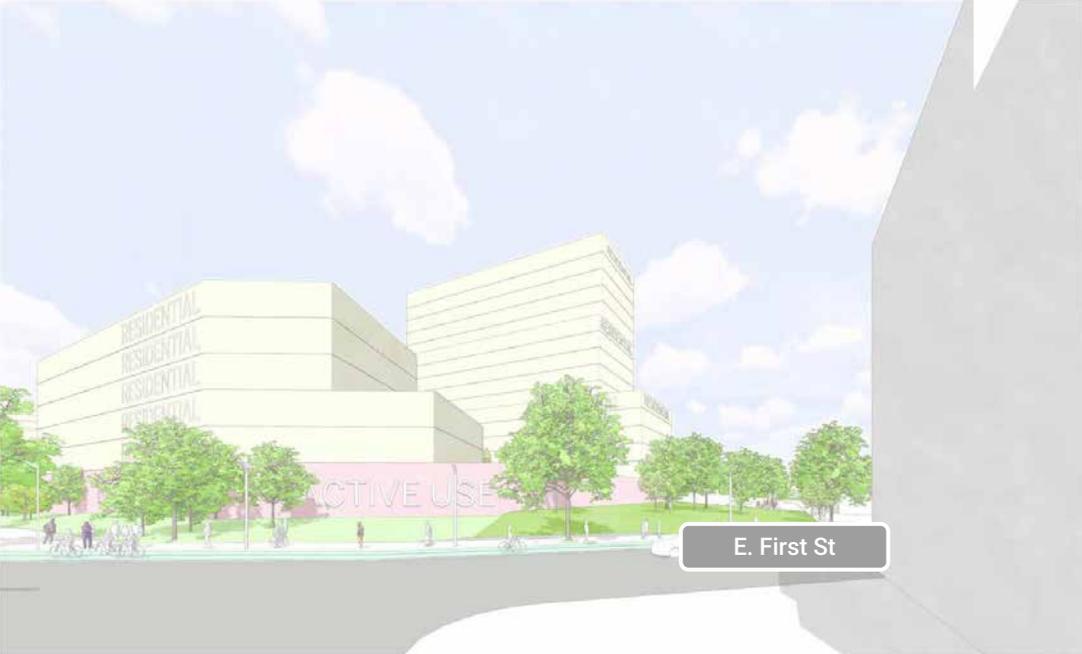
After

2. Project Update | The Phase 1 Project & Changes in Response to Comments

View looking north-east down Pappas Way



Before (PNF/ENF)



After

2. Project Update | The Phase 1 Project & Changes in Response to Comments Before (PNF/ENF) | View on East 1st Street looking north



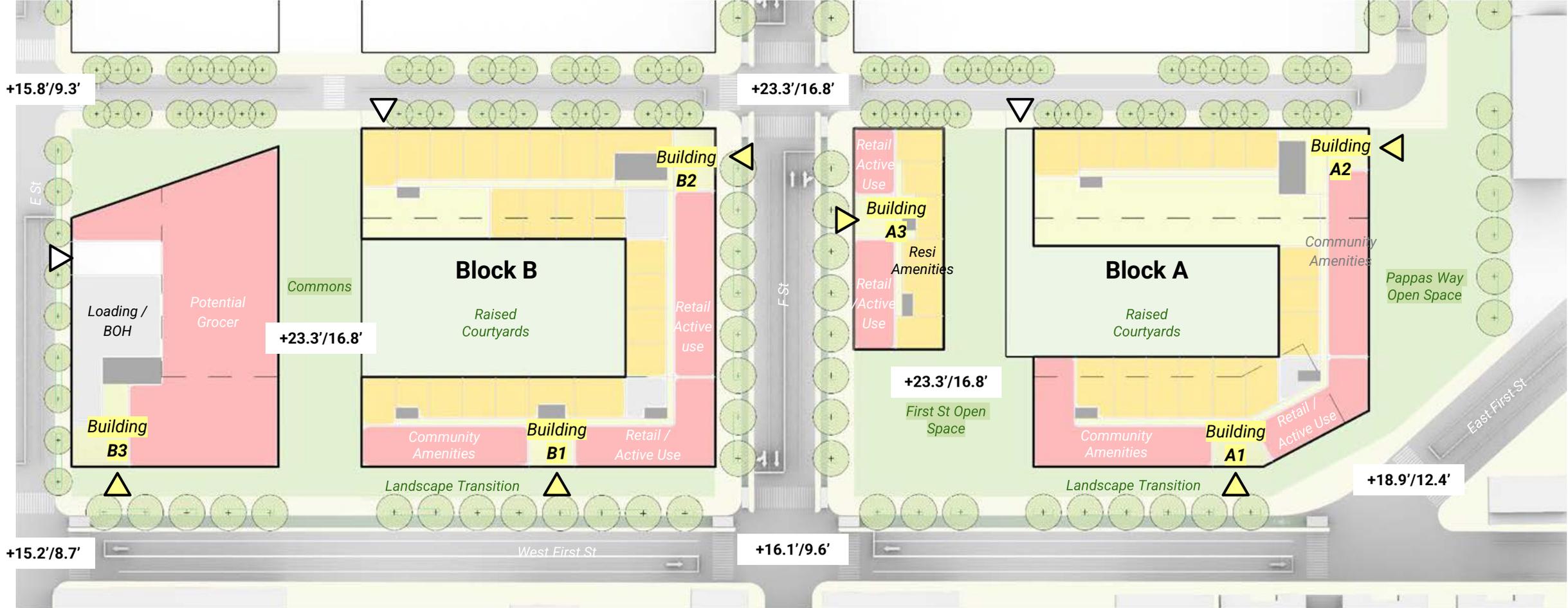
Before (PNF/ENF)



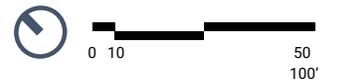
After

2. Project Update | The Phase 1 Project & Changes in Response to Comments

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

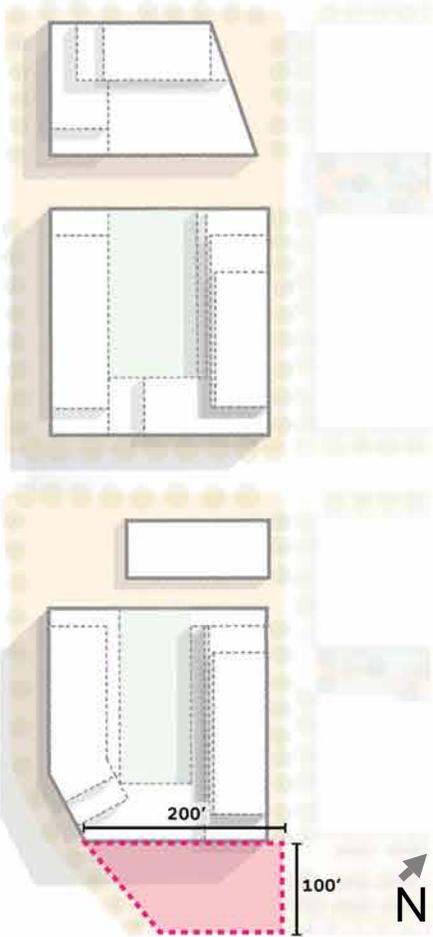


- Retail / Active Use
- Residential Lobby/Amenities
- Residential Units
- BOH
- Public Open Space
- Residential Access
- Vehicle Access
- Bldg. Footprint Above



2. Project Update | The Phase 1 Project & Changes in Response to Comments

Scale references for the future Pappas Way Open Space



MARTIN'S PARK, BOSTON



ROSE KENNEDY GREENWAY, BOSTON



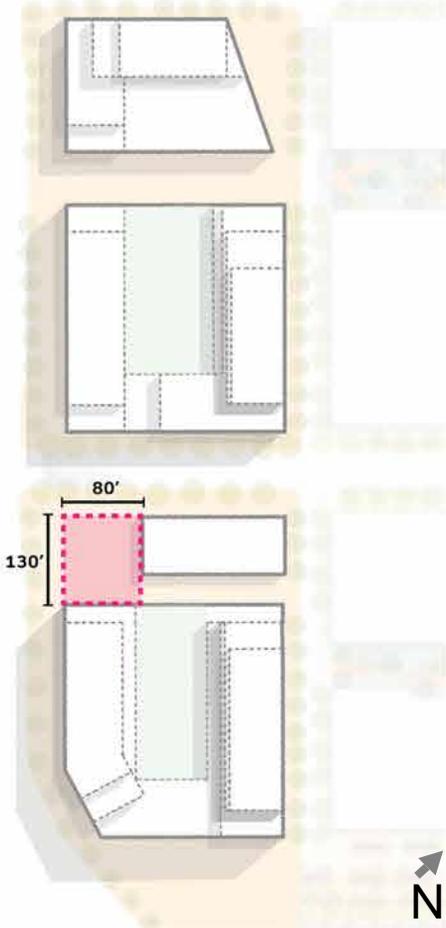
2. Project Update | The Phase 1 Project & Changes in Response to Comments

Scale references for future F Street Open Space

SEAPORT COMMON, BOSTON



TRIANGLE PARK, CAMBRIDGE



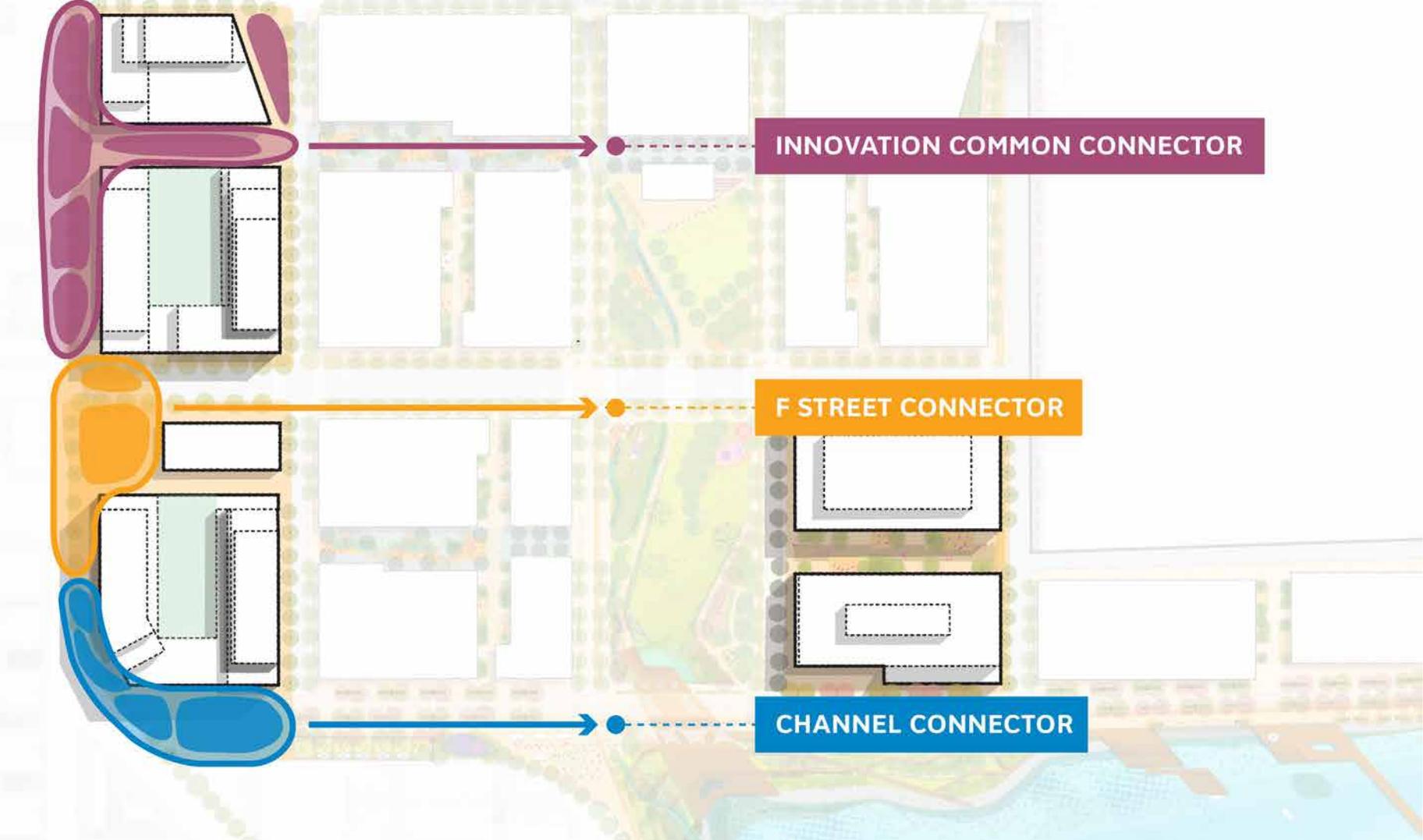
2. Project Update | The Phase 1 Project & Changes in Response to Comments

Conceptual Open Space Programming



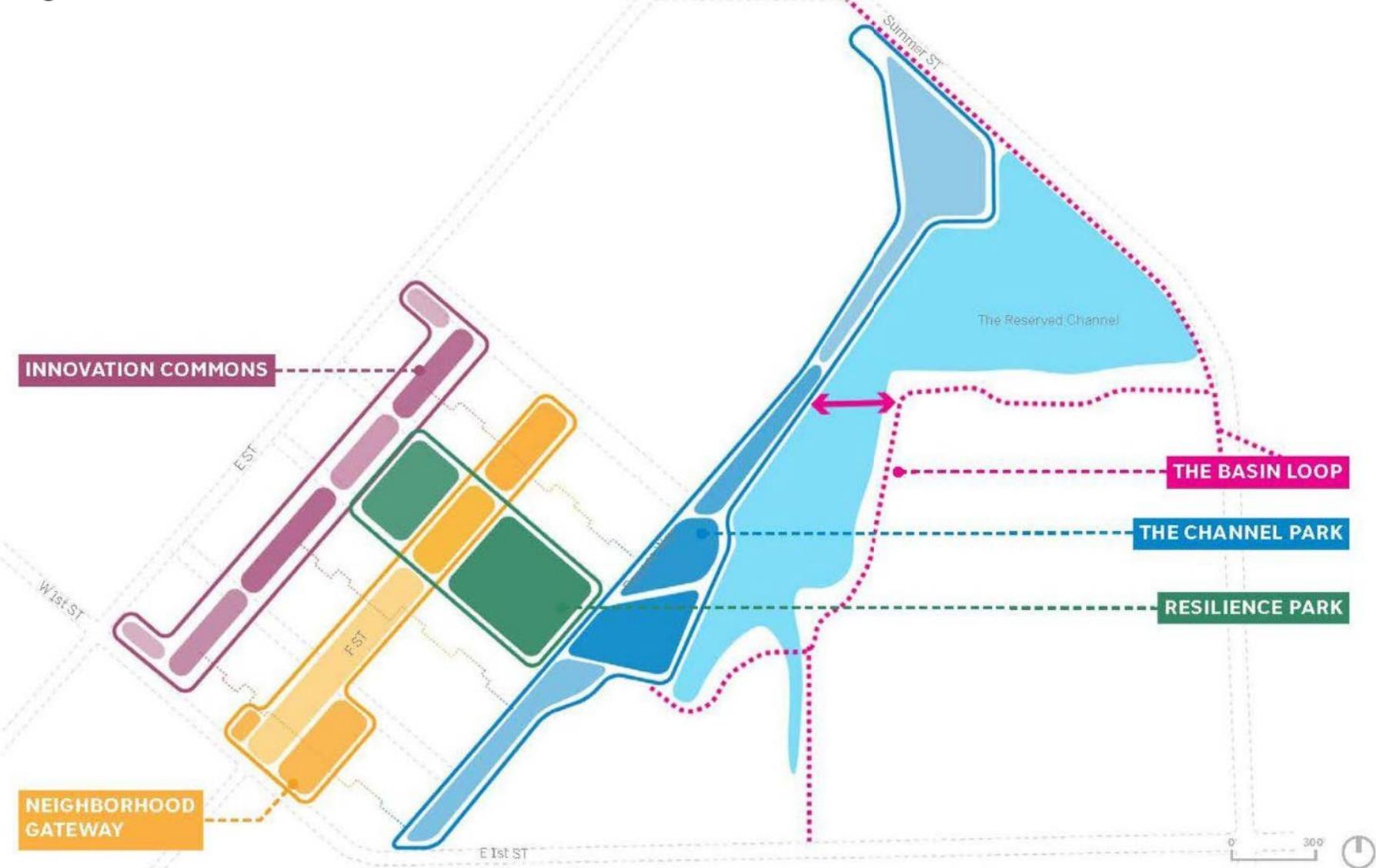
2. Project Update | The Phase 1 Project & Changes in Response to Comments

Open Space concept as parts of the whole



2. Project Update | Resulting Public Realm Strategy

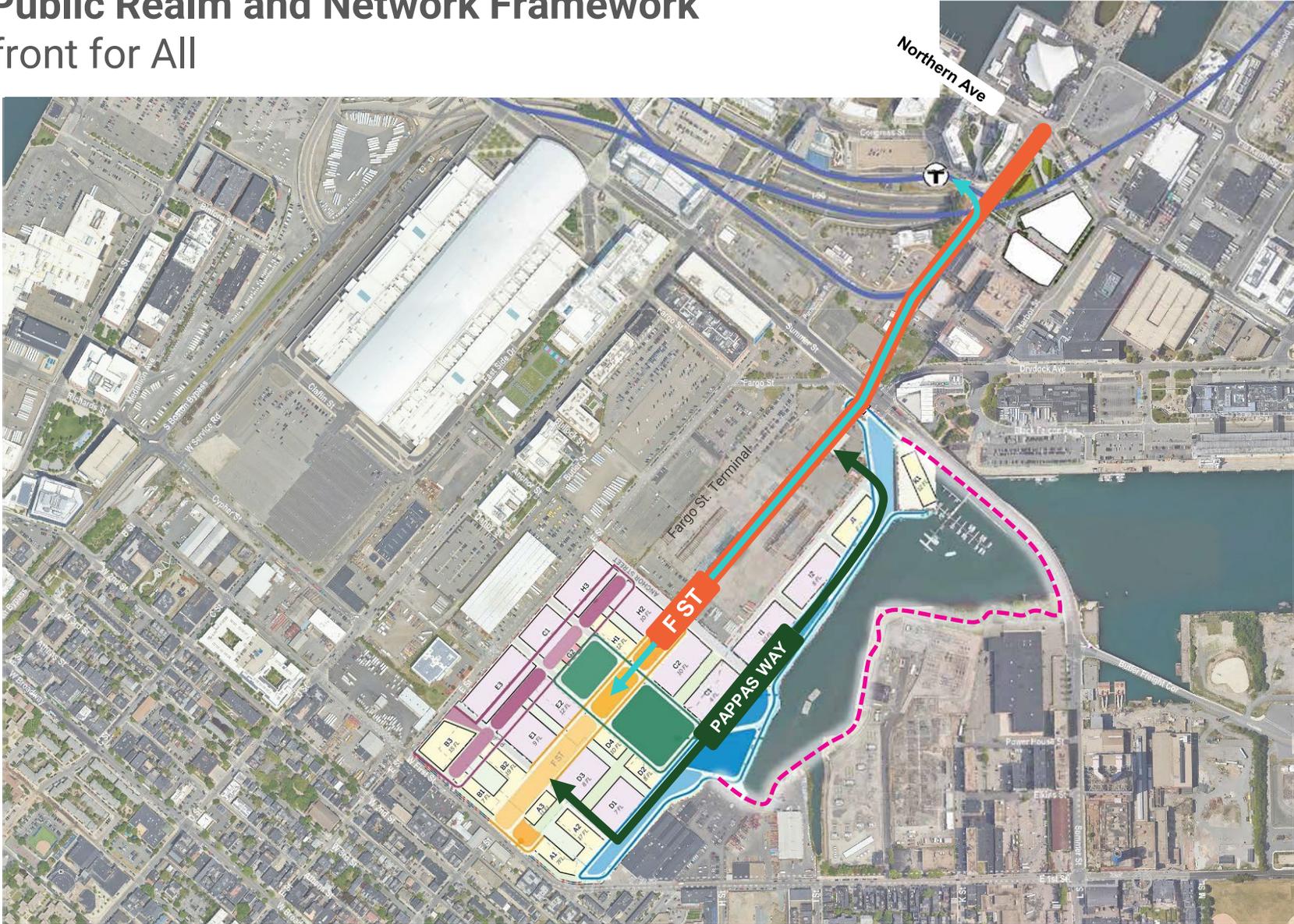
Pieces Working Together



2. Project Update | Resulting Public Realm and Network Framework Organized to Support a Waterfront for All

- ✔ **F Street Planned for Realization**
 - ✔ means for central, Silver Line connectivity
 - ✔ Neighborhood Gateway
 - ✔ Innovation Common

- ✔ **Pappas Way; Safe & Resilient Future**
 Transition to secondary, pedestrian oriented street; recreational edge, rational safe intersections
 - ✔ **Waterfront Open Space**
 - ✔ **Central Open Space**
 - ✔ **The Basin Loop**
Multi-stakeholder project

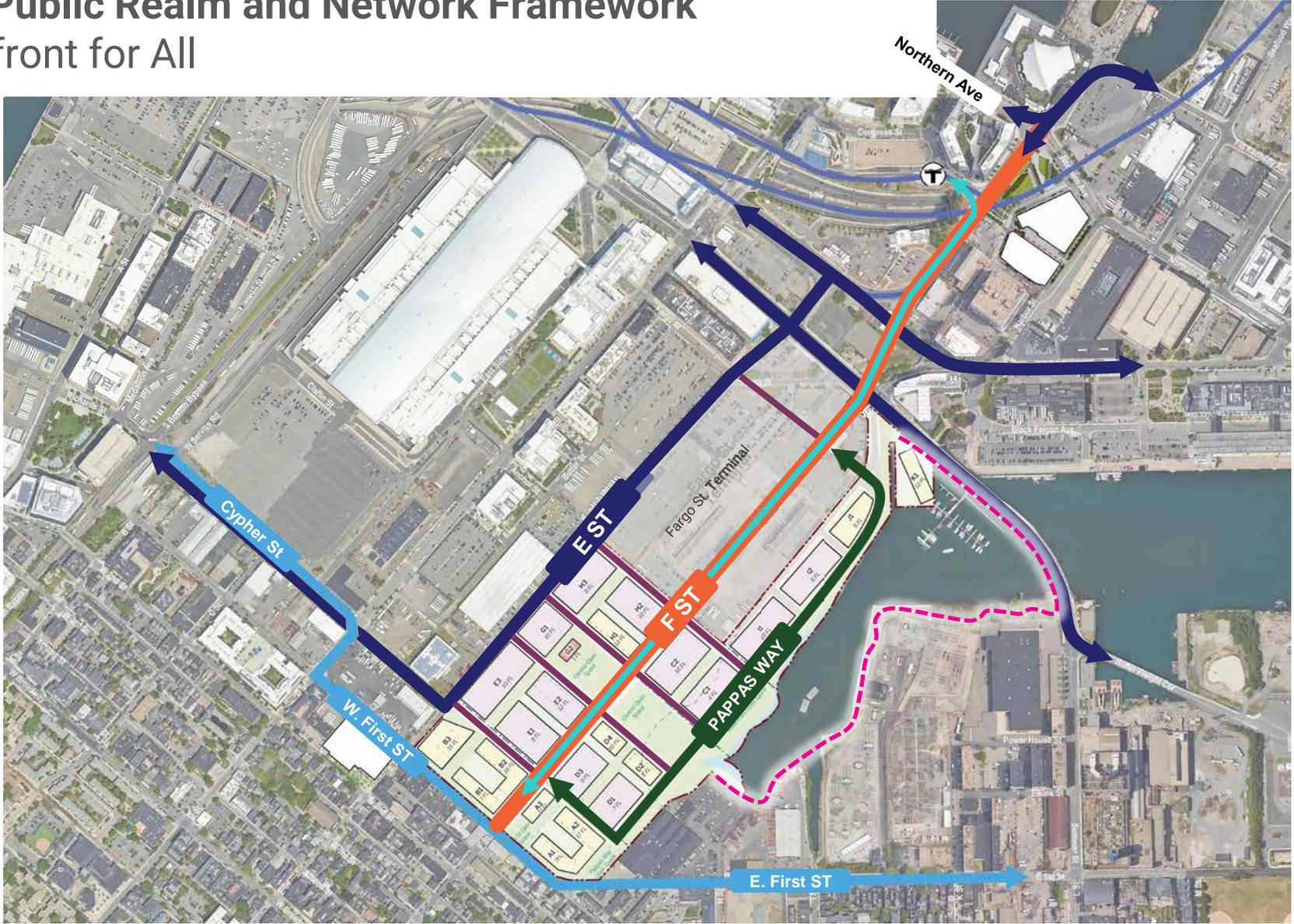


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Multi-stakeholder project

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- ✔ **Maritime Operational Needs Supported**

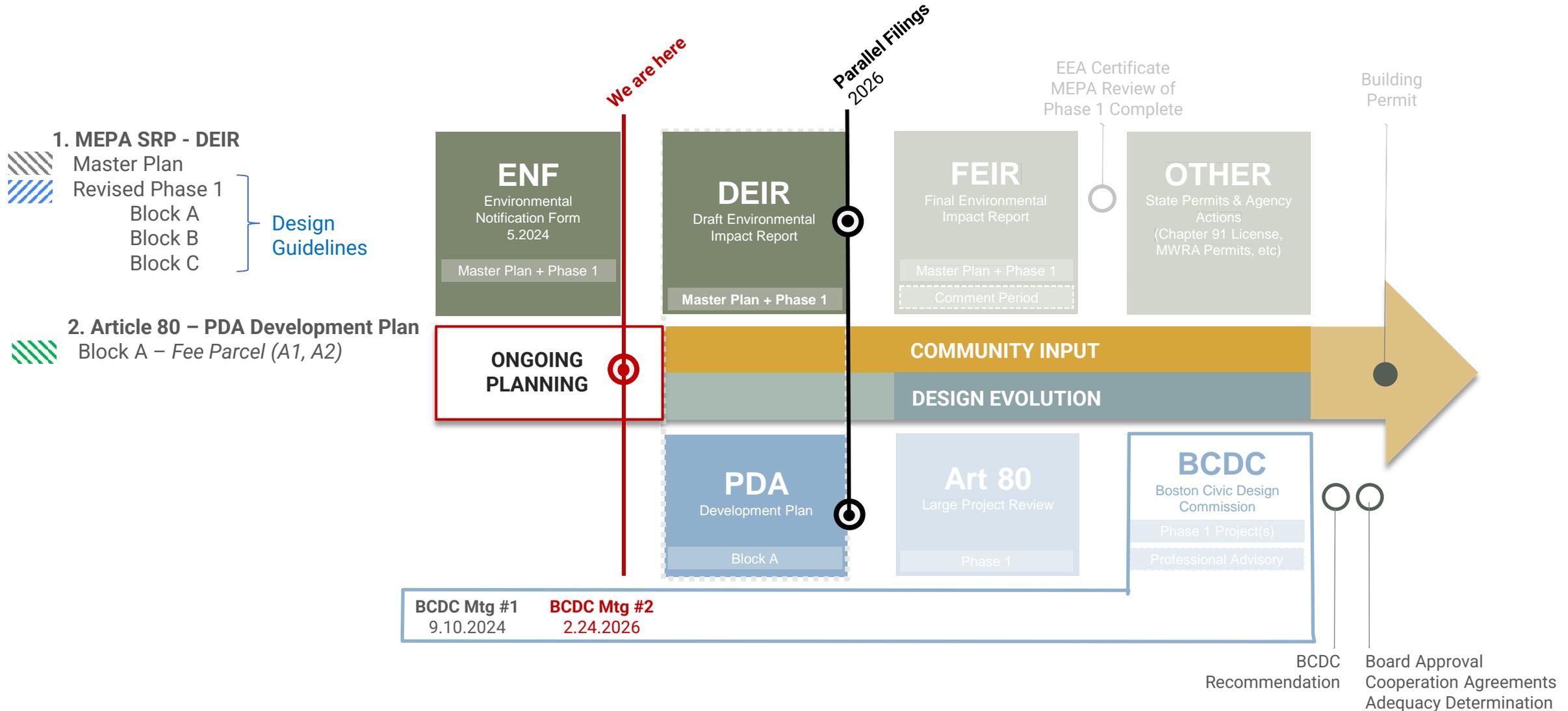


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2. What we Heard and Project Update
 - The Big Ideas
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- 3. Next Steps**
4. Discussion

3. Next Steps

Continue to Engage Project Stakeholders with Updates, Design Evolution



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