

## **Project Millie, Section 3: RE Info Request**



## REAL ESTATE

Complete this section for **each** of the following site/campus options identified by the company. For example, if four Sites are under consideration, complete this section four times. If your community feels that a compelling Site was not included in this request, please feel free to contact us to explain.

### A. Site

#### 1. Site Name/Site Designation

Seaport Square Masterplan Blocks D, G, L3, L6, N and P, Boston, MA (the “Seaport Site”) as shown below.



**Figure 1 – Seaport Site Plan**

#### 2. Street Address(es), including City, State/Commonwealth/Province and Zip/Postal Code, if available

Block D: 65 Northern Avenue, Boston, MA 02210

Block G: 85 Northern Avenue, Boston, MA 02210

Blocks L3 & L6: 390 Congress Street, Boston, MA 02210

Blocks N & P: 391 Congress Street, Boston, MA 02210

### 3. Location

- a. If Site is currently unincorporated, detail any plan(s) to annex Site to an incorporated municipality, as well as the benefits and burdens of any such annexation. Name the intended municipality/municipalities to which Site would be annexed.

N/A

- b. County (Name), if applicable:

Suffolk County

### 4. Description, Characterization

- a. Description – Briefly describe Site (shape, topo, etc.):

**Block D** is approximately 0.8 acres and bordered by Northern Avenue to the north, District Hall and future Pier Street to the east, Seaport Boulevard to the south and Fan Pier Boulevard to the west. The future address of this site is 88 Seaport Boulevard. The site has a high point of elevation 18.0 BCB (Boston City Base Datum) and a low point of 15.9 BCB. It is currently used as a surface parking lot.

**Block G** is approximately 1.0 acre and bordered by Northern Avenue to the north, Pier 4 Boulevard to the east, Seaport Boulevard to the south and Block F and future Harbor Way to the west. The site has high point of elevation 19.0 BCB and a low point of 15.3 BCB. It is currently used as a surface parking lot.

**Block L3** is the northwest corner of the remaining Block L and is approximately 0.8 acres. The site is bordered by Autumn Lane to the north, Block L4 and future Harbor Way to the east, Block L5 and future Harbor Way to the south and Boston Wharf Road to the west. The site has high point of elevation 18.4 BCB and a low point of 15.6 BCB. It is currently used as portion of the larger Block L surface parking lot.

**Block L6** is the southeast corner of the remaining Block L and is approximately 0.6 acres. The site is bordered by Block L4 and future Harbor Way to the north, East Service Road to the east, Congress Street to the south and Block L5 and future Harbor Way to the west. The site has high point of elevation 20.5 BCB and a low point of 18.5 BCB. It is currently used as portion of the larger Block L surface parking lot.

**Block N** is the eastern half of a combined Block NP and is approximately 1.0 acre including 0.4 acres beneath the Summer Street Bridge. The site is bordered by Congress Street to the north, Block P and the future Summer Steps/Harbor Way to the east, Summer Street above and land owned by the US Postal Service at grade to the south and West

Service Road to the west. The site has high point of elevation 18.7 BCB and a low point of 15.1 BCB. It is currently used as portion of the larger Block NP surface parking lot.

**Block P** is the western half of a combined Block NP and is approximately 1.3 acres including 0.4 acres beneath the Summer Street Bridge. Block P also has an air rights portion over East Service Road and central artery ramps that is an additional approximately 0.5 acres. The site is bordered by Congress Street to the north, East Service Road and central artery ramps to the east, Summer Street above and land owned by the US Postal Service at grade to the south and Block N and the future Summer Steps/Harbor Way to the west. The site has high point of elevation 20.1 BCB and a low point of 17.8 BCB. It is currently used as portion of the larger Block NP surface parking lot.

b. Characterization – Indicate all that may apply

☒ Brownfield

☒ Commercial, including Commercial Park

☐ Greenfield

☐ Industrial, including Industrial Park

☐ Suburban

☐ Technology, including Technology Park

☒ Urban

c. Description – Briefly describe any geographic features that may limit or enhance the growth of Site (e.g., water or mountains):

The existing Seaport Sites are paved parking lots. There are no geographic features that would limit the growth on the site. The Boston Harbor is visible from a majority of the Seaport Site and a focus of the Seaport Square Masterplan is making that more apparent and bringing people towards the harbor.

5. Size

a. Immediate: Number of acres (either contiguous or within close enough proximity to foster a sense of place and pedestrian-friendliness) currently available for the Project's immediate operations:

The Seaport Sites are part of a 33-acre development area (Seaport Square) owned in large part by WS Development and managed/maintained by an affiliate of WS Development that has already been partially developed into a bustling and vibrant mixed-use urban neighborhood. The Seaport Sites included in this response can accommodate a total of approximately 3.0 million square feet of office development as part of a larger 7.7 million square foot master planned project (Seaport Square) that also includes 3 hotels, several thousand residential units, 1.1 million square feet of retail, restaurant, and entertainment uses, and a 650-seat performing arts center. The Seaport Square project is currently approximately 40% completed or under construction.

b. Expansion: Number of acres (either contiguous or within close enough proximity to foster a sense of place and pedestrian-friendliness) available for the Project's future or expansion operations:

The Seaport Sites are located proximate to several other development sites and developable areas in the broader Seaport district described elsewhere in this document.

c. Schematic: Attach schematic drawing of Site.

The Seaport Sites (Blocks D, G, L3, L6, N and P) are shown on Figure 1 on page T-3 of this document.

d. If less than 100 acres, is Site expandable to 100 acres?

☐ Yes ☒ No

(i) Detail the plan and timetable for doing so?

## 6. Improvements

a. Are there any buildings or structures or other improvements on Site (or portion of Site)?

☐ Yes ☒ No

b. Description

If Yes, describe all buildings, structures and other improvements on Site (or portion of Site), including available square footages and sustainability efforts?

7. Easements, Licenses, Rights of Way: describe each of the easements, licenses and rights of way affecting Site, and identify the beneficiaries, holders or owners of the same. If easier to show on a map, please attach to submittal and label.

The Seaport Sites are subject to various easements, licenses, and rights of way, some of which are listed below, but none of which hinder the full development potential of the Seaport Sites for the maximum density of development described elsewhere in this section.

Pursuant to a 1997 Omnibus Settlement Agreement among McCourt-Broderick Limited Partnership ("MBLP"), former owner of much of the Project Site, the Massachusetts Department of Highways ("MHD"), the Massachusetts Bay Transportation Authority ("MBTA"), and Energy International, Inc. (the "OSA"), Massachusetts Department of Transportation ("MassDOT") (as the successor to MHD) is required to transfer to the Proponent fee or easement interests in parcels of land previously taken from MBLP outside final roadway and transit rights of way, including an air rights parcel on **Block P**. The OSA establishes a procedure to determine the final configuration of Block P.

In addition, MassDOT owns an approximately 236 square foot parcel at the southeast corner of **Block G**, within the current layout of Seaport Boulevard, which the Proponent

intends to acquire from MassDOT. The Proponent will work with MassDOT to finalize any transfers required by the OSA.

There is a 10-foot utility easement to the Boston Water & Sewer Commission at the southern limits of Autumn Lane, bordering **Blocks L3 & L4**. An existing 12-inch sanitary sewer main serving Blocks L1 and L2 is currently within the easement. There is also space available for a future drain main to service Blocks L3 and L4 if required during design.

The Seaport Sites (Blocks D, G, L3, L6, N and P) are shown as Figure 1 on page T-3 of this document. Public Rights of Way include: Northern Avenue, Seaport Boulevard, Pier 4 Boulevard, Boston Wharf Road, East Service Road, Congress Street and Summer Street. Private Rights of Way open to public travel include: Fan Pier Boulevard, Pier Street, Harbor Way (between Blocks F & G, L3-L6, N & P), and Autumn Lane.

8. Ownership: describe the ownership of Site, including the ownership structure and any entitlements.

The Seaport Sites are privately owned by affiliates of W/S Development Associates LLC.

9. Acquisition Cost (if any)

Please describe if all or a portion of Site will be made available at no or a reduced cost to the Project.

a. Public

N/A

(i) Will a government agency make Site available to the Project at no cost?

Public ☐ Yes ☐ No

(ii) If No, specify the per acre (and total) cost of Site to the Project?

b. Nonprofit

N/A

(i) Will a nonprofit entity make Site available to the Project at no cost?

☐ Yes ☐ No

(iii) If No, specify the per acre (and total) cost of Site to the Project.

c. Private

(i) Will individuals or corporations or other entities make Site available to the Project at no cost?

☐ Yes ☒ No

(ii) If No, specify the per acre (and total) cost of Site to the Project.

The Seaport Square parcels are privately owned and would be subject to a negotiated process with respect to land and total development costs of the Project.

10. Parking: identify all current and future parking options for Site

There are currently over 1,500 parking spaces under construction in underground parking garages associated with the Seaport Square project. The Seaport Square project is

permitted to build up to 5,500 total underground parking spaces at its completion, with an additional up to 3,400 spaces specifically associated with the Seaport Sites located in below-grade garages.

**a. Existing and Planned Retail Development near Site**

At full build out, the Seaport Square Master Plan will have over 1.1 million SF of retail, restaurant, and entertainment uses. Existing restaurants, cinema, and retail shopping businesses are listed below.

**(i) Restaurants**

Today, the Seaport neighborhood is home to over 70 restaurants, including:

- 75 on Liberty Wharf
- 75 on Courthouse Square
- Aceituna Grill
- b.good
- Babbo Pizzeria e Enoteca
- Barlow's Restaurant
- Barrington Coffee Roasting Company
- Bastille Kitchen
- Ben & Jerry's
- Better Bagels
- Blue Dragon
- Bon Me
- Brew
- by Chloe
- Caffè Nero Fort Point
- Caffè Nero
- Capital One Café
- Cardullo's Gourmet Shoppe (coming soon)
- Chipotle
- City Tap House
- Committee
- Del Frisco's Double Eagle Steakhouse
- Drink
- Empire
- Flour Bakery
- Gather
- Harpoon Brewery
- honeygrow
- Juice Press



- Kings
- La Casa De Pedro
- La Colombe
- Legal Harborside
- Legal Test Kitchen
- LoLa 42
- Lolita Cocina & Tequila Bar
- Lookout Rooftop & Bar
- Lucky's Lounge
- Luke's Lobster
- Mastro's Ocean Club
- Menton
- Morton's The Steakhouse
- No Name
- Oat + Rowan
- Ocean Prime
- Outlook Kitchen & Bar
- Pastoral
- Rosa Mexicano
- Row 34
- Scorpion Restaurant & Bar
- Shake Shack
- Sky Lounge Rooftop and Terrace @ Yotel
- Sorelle
- Sportello
- Starbucks (five locations)
- Strega Waterfront
- sweetgreen Fort Point
- sweetgreen
- Temazcal Tequila Cantina
- The Barking Crab
- The Daily Catch
- The Farmacy Café
- The Grand
- The Smoke Shop BBQ
- Tikkaway
- Tony C's Sports Bar & Grill
- Trio Café

- Tuscan Kitchen
- wagamama
- Yankee Lobster
- Yo! Sushi
- Yoki Express

(ii) Cinemas

ShowPlace Icon Theater

(iii) Shopping

Today, the Seaport neighborhood is home to over 16 retail stores, including:

- Bluemercury
- Bonobos
- Chimera Lighting
- CVS
- Filson (coming soon)
- For Now
- inspirit
- LL Bean (coming soon)
- lululemon
- Mayhew Wine Shop
- Mr. Sid
- Peter Millar (coming soon)
- Sagarino's Market
- Stapleton Floral
- Tango Seaport
- Warby Parker

(iv) Other Public Gathering Spaces (such as coffee shops and local breweries)

- District Hall located on **Block F**, a public innovation center owned by WS Development with a public lounge equipped with co-working spaces, free wifi, 200-person assembly space, entrepreneurship resources, and a full-service restaurant (Gather) and coffee shop (Brew)
- Numerous coffee shops, including five Starbucks locations, two Caffè Nero locations, Sorelle, Brew, Barrington Coffee Roasting Company, La Colombe, and Capital One Café
- Local breweries include Harpoon Brewery and Trillium Brewing Company, which is expanding to add a restaurant and taproom

11. Affordable Housing: identify available affordable housing options within close proximity to Site

The Seaport Square project includes 3,200 residential units, of which approximately 13% (416 units) are planned to be designated as “Affordable Units” by the City of Boston and

will be rented or sold to income-qualified residents (some of these units may be created off-site). Many of these rental units are already available at the Benjamin and Via at One Seaport (Blocks B & C) and Watermark Seaport (Block K). Approximately 750 additional rental and condominium units will come online in 2019 and 2020 as Echelon (Block M) opens.

The Seaport Square project also includes plans for approximately 400 Innovation and Workforce Housing Units, as defined by the City of Boston, which may include smaller unit sizes, flexible unit layouts, combined living and working spaces, shared common areas, and other design features intended to increase affordability and communication among residents. Many of these rental units are already available at the Benjamin and Via at One Seaport (Blocks B & C) and Watermark Seaport (Block K).

In addition to the specifically designated Affordable and Innovation/Workforce Units described above, the Seaport sits at the heart of Boston and is accessible to a wide range of housing types. As of 2010, the City of Boston had over 264,000 housing units. The City is currently undertaking an initiative to grow the number of housing units by 53,000 units by 2030 to support changing demographics and population growth. Over 21,000 units have already been permitted towards this goal. The Seaport neighborhood is currently home to approximately 6,000 residents and at full build-out will accommodate over 20,000 residents.

**12. Greenspace Features: are there greenspace features that enhance Site (e.g., parks, jogging trails, etc.)**

As part of the Seaport Square master plan, the following open spaces are either open or planned:

- **Sea Green (Block Q):** Opened in 2015, Sea Green is a popular community park that sits between the Seaport and the adjacent Fort Point neighborhood. The park includes a lawn area, a children's play area, a dog park, and a basketball court. Sea Green often hosts free public programming, including a recurring Yappy Hour (pet-friendly happy hour) series and a Zoo + Brew (petting zoo + beer garden) event, in addition to public art displays like the "Before I Die" art wall. An image of the 2017 Zoo + Brew Event is shown below as Figure 2.



**Figure 2 – 2017 Zoo + Brew Event**

- Seaport Common (**Block F**): Opened in 2016, Seaport Common is a vibrant public open space at the heart of the Seaport District. Seaport Common includes a lawn area, a plaza space with trees and fountains, and benches and movable tables and chairs for dining. Seaport Common is also home to the Massachusetts Fallen Heroes Memorial. Free public programming occurs frequently in Seaport Common, including a farmer’s market, a daily group fitness/wellness series called Seaport Sweat, performances by local musicians from the Boston Symphony Orchestra, and an annual neighborhood holiday tree lighting celebration. Images of recent events are shown below on Figures 3 and 4.





**Figure 3 – Aerial Photo of Seaport Sweat Exercise Class in Seaport Common (Block F)**

- Courthouse Square (**Blocks B & C**): Completed in 2017, Courthouse Square sits between the Benjamin and Via buildings at the center of One Seaport. It is ringed by active retail and restaurant uses that spill out in the warm months with café seating. The hardscaped plaza includes beautiful plantings and a variety of furnishings. The space is home to a permanent work of public art, and often hosts rotating installations as well.





**Figure 4 – 2017 Boston Symphony Orchestra Concert on Seaport Common (Block F)**

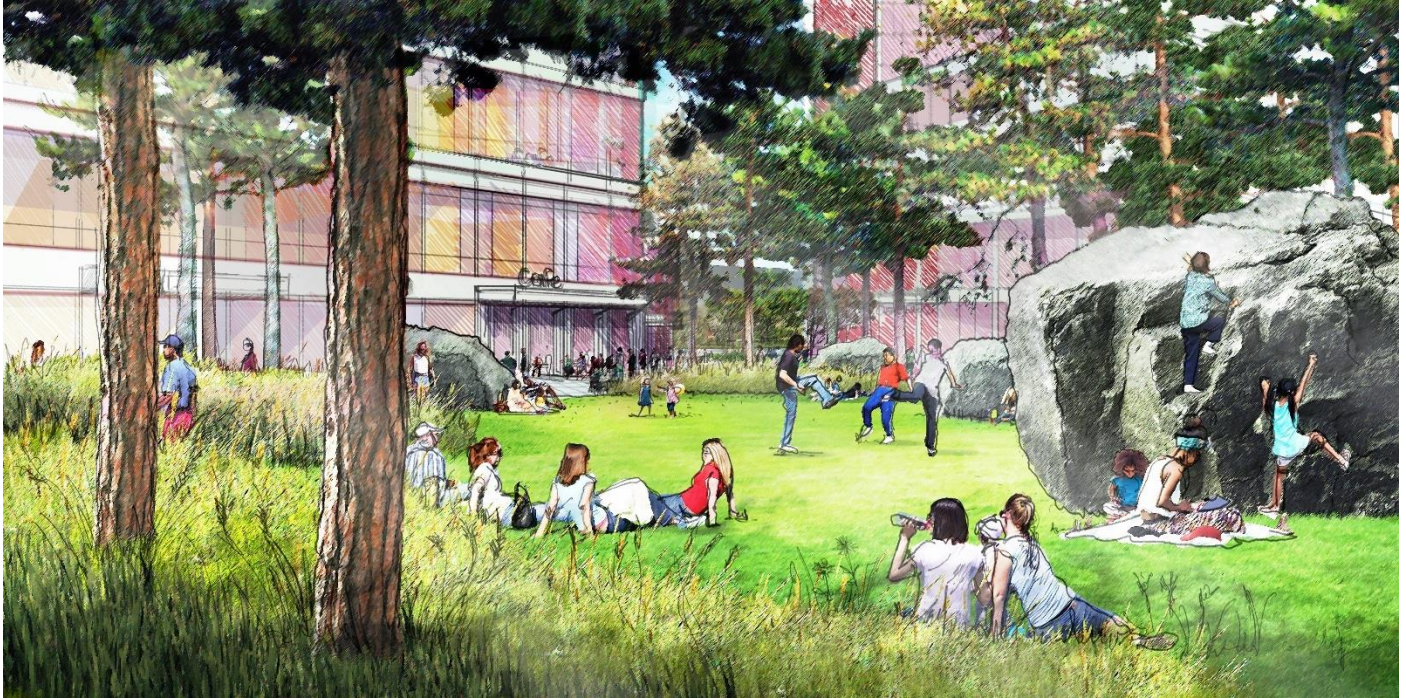
- **Harbor Way: (Block F & G, L1 & L2, L3-L6, N & P)** Harbor Way is a planned linear public open space designed by James Corner Field Operations, the firm responsible for the design of the High Line in New York City. The space will be bounded on both sides by active retail and restaurant uses and will feature plantings, street furniture, and children's play areas designed to create a series of diverse experiences as the length of Harbor Square Park is traversed. The section of Harbor Way between Blocks L1 & L2 will be open to the public in the spring of 2018. This section was expedited and designed in concert with the Skanska office developments at 101 Seaport Boulevard and 121 Seaport Boulevard. This section features a Maritime History room.
- **Harbor Square Park (Blocks L3 – L6):** Harbor Square Park is planned to sit at the center of Harbor Way and offer a lush area of respite among the activity of Seaport. Harbor Square Park will be at least 1.5 acres and will include dramatic and inviting landscape features and a central green area for passive enjoyment and public programming. The park will be ringed with active public uses including cafes, restaurants, civic and cultural uses, and building entries and public through-block connections to enhance pedestrian porosity between this major public space and the surrounding streets and neighborhood beyond. A site plan and rendering are provided below as Figures 5 and 6.



**Figure 5 – Harbor Square Park Site Plan**

- **Summer Street Steps (Blocks N & P):** Planned as the gateway from Summer Street into the Seaport, the Summer Street Steps will be a new grand public stair providing pedestrian and bicycle access from the elevated Summer Street down to Congress Street. At the bottom of the steps along Congress Street there will be a performance plaza that is planned as a venue for outdoor performance art. The Summer Street Steps is the southern anchor of Harbor Way.





**Figure 6 – Harbor Square Park: Central Green – View Towards Sea Green (Block Q)**

Outside of the Seaport Square master plan but within close proximity to the Seaport Sites, the following open spaces are either open or planned:

- The Public Green at Fan Pier – a green space adjacent to Boston Harbor offering areas for passive recreation located north of Seaport Block F across Northern Avenue.
- Boston Harborwalk – a 43-mile linear park along Boston’s shoreline. The Harborwalk borders the Fort Point Channel west of the Seaport Sites, Seaport Block A, the Moakley Federal Courthouse, and the Fan Pier and Pier 4 Developments north of the Seaport Sites.
- Fan Pier Park – a public open space along the Harborwalk, behind the Moakley Federal Courthouse.
- The Lawn on D – an innovative outdoor open space featuring a beer garden and light up swings adjacent to the Boston Convention & Exhibition Center.
- The Rose Kennedy Greenway – a linear park stretching from South Station to the North End, offering a variety of green spaces and seating options along the way.
- Martin’s Park – planned children’s playground adjacent to the Fort Point Channel and the Boston Children’s museum that’s currently under construction.

**13. Plat(s): attach plat(s) of Site and label according to section.**

The Seaport Sites (Blocks D, G, L3, L6, N and P) are shown as Figure 1 on page T-3 of this document.



## **B. Planning/Zoning**

### **1. Designation(s): identify Site's current planning/zoning designations(s)**

The zoning for the Seaport Sites (Blocks D, G, L3, L6, N and P) is within the Amended and Restated Development Plan for Planned Development Area No. 78 (the "PDA"), Seaport Square Project, South Boston, approved by the Boston Planning and Development Agency on November 16, 2017 and effective as of the City of Boston Zoning Commission approval vote on December 13, 2017.

### **2. Floor Area Ratio (FAR): identify Site's current FAR**

Per Exhibit D of the PDA, the Seaport Square Project masterplan has an overall FAR of 7.55.

### **3. Permitted Use(s): briefly describe Site's current permitted use(s)**

As defined by the PDA, the allowable uses for the Seaport Sites are as follows:

- Block D: Innovation Uses, Retail/Entertainment/Restaurant/Service Uses, Civic/Community and Cultural Uses, Educational Uses, Office Uses, Public and Accessory Parking
- Block G: Innovation Uses, Retail/Entertainment/Restaurant/Service Uses, Civic/Community and Cultural Uses, Educational Uses, Residential Uses, Office Uses, Hotel Uses, Public and Accessory Parking
- Block L3: Innovation Uses, Retail/Entertainment/Restaurant/Service Uses, Civic/Community and Cultural Uses, Educational Uses, Residential Uses, Office Uses, Hotel Uses, Public and Accessory Parking
- Block L6: Innovation Uses, Retail/Entertainment/Restaurant/Service Uses, Civic/Community and Cultural Uses, Educational Uses, Residential Uses, Office Uses, Hotel Uses, Public and Accessory Parking
- Block N: Innovation Uses, Retail/Entertainment/Restaurant/Service Uses, Civic/Community and Cultural Uses, Educational Uses, Residential Uses, Office Uses, Hotel Uses, Public and Accessory Parking
- Block P: Innovation Uses, Retail/Entertainment/Restaurant/Service Uses, Civic/Community and Cultural Uses, Educational Uses, Residential Uses, Office Uses, Hotel Uses, Public and Accessory Parking

### **4. Rezoning: must Site be rezoned for the Project's expected use?**

☐ Yes ☒ No

- a. If Yes, outline rezoning process, including all government approvals, public hearings, and schedule. Please describe any opportunity to fast track.

N/A

- b. If Yes, will governments commit to rezoning prior to Site selection?

N/A

### **5. Neighboring Properties**

- a. **Designation(s):** identify current planning/zoning designation(s) for Neighboring Properties.  
The Seaport Sites are surrounded by the Massport properties to the east, property owned by the US Postal Service to the south, the Fort Point Landmarks District to the west and the Fan Pier and Pier 4 developments to the north.
- b. **Permitted Use(s):** briefly describe Neighboring Properties' permitted use(s).  
There are variety of permitted uses surrounding the Seaport Sites including:  
Retail/Entertainment/Restaurant/Service Uses, Civic/Community and Cultural Uses, Educational Uses, Residential Uses, Office Uses, Hotel Uses, and Public and Accessory Parking.

## **C. Environment**

### **1. Site and Improvements (if any)**

- a. **Prior Use(s):** detail prior use(s) of Site (or portion of Site) in reverse chronological order.  
Most recently, the Seaport Sites have generally been used for surface parking. Earlier in their history, the Seaport Sites were occupied by railyards and roadway facilities. Originally, the Seaport Sites were filled during the second half of the 19th Century.

### **b. Environmental Event(s)**

- (i) Detail each environmental event occurring on Site (or portion of Site) in reverse chronological order. (Environmental events include – but are not limited to – any contamination, dumping, explosion, fire, landfill or spill of any kind or description)  
The Seaport sites have been in use since their creation by filling in the second half of the 19<sup>th</sup> century. From time to time, relatively minor environmental releases (consistent with similar urban properties) have been discovered and remediated. There are no known environmental events that would preclude redevelopment.
- (ii) Describe any environmental cleanup or remediation occurring on Site (or portion of Site) as a result of an environmental event or otherwise in reverse chronological order.  
Please also include any environmental studies as supplemental information.  
Environmental releases are generally reported to the Massachusetts Department of Environmental Protection, which maintains files concerning such releases and reports submitted in connection with remediation. There is no environmental remediation occurring on or near the Seaport Sites other than normal and customary disposal of urban fill materials during garage excavation, similar to nearly all other urban development projects in Boston that involve below-grade construction.

### **c. Environmental Study**

- (i) Detail each environmental study undertaken on Site (or portion of Site) in reverse chronological order.  
Environmental studies in connection with releases are maintained by the Massachusetts Department of Environmental Protection and are available upon request.
- (ii) Provide copies of environmental studies performed on the site within the prior three years.

Reports are available through the Massachusetts Department of Environmental Protection and are available upon request.

## 2. Neighboring Properties

- a. Prior Use(s): detail prior use(s) of Neighboring Properties in reverse chronological order. Please include any environmental events. Please also include any environmental studies as supplemental information

Neighboring properties are currently occupied by roadways, parcels under construction, parks, and recently developed office, retail, and residential buildings. Some neighboring properties were utilized in connection with the Central Artery/Tunnel project between the late 1990s and early 2000s. Prior to that, the neighboring properties were generally used for railroad and transportation purposes. Environmental studies in connection with releases at neighboring properties are maintained by the Massachusetts Department of Environmental Protection.

## 3. Topography

- a. Elevation: identify Site's minimum and maximum topographic elevation. Please provide a topographic survey of Site, if available.

Topographic conditions are generally as follows:

- Block D: The site has a high point of elevation 18.0 BCB (Boston City Base Datum) and a low point of 15.9 BCB.
- Block G: The site has high point of elevation 19.0 BCB and a low point of 15.3 BCB.
- Block L3: The site has high point of elevation 18.4 BCB and a low point of 15.6 BCB
- Block L6: The site has high point of elevation 20.5 BCB and a low point of 18.5 BCB.
- Block N: The site has high point of elevation 18.7 BCB and a low point of 15.1 BCB.
- Block P: The site has high point of elevation 20.1 BCB and a low point of 17.8

- b. Terrain: describe Site's terrain and Neighboring Properties' terrain:

The Neighboring Properties' terrain is generally consistent with the Seaport Sites.

- c. Wetlands: describe bodies of water, creeks, ditches, lakes, ponds, rivers and wetlands, and identify governing body or regulatory agency for each for Site and Neighboring Properties.

There are no wetlands or other bodies of water on the Seaport Sites.

## 4. Soils types for Site and Neighboring Properties

The soil type for the Seaport Site and Neighboring Properties is historic urban fill atop glaciomarine clays and sands.

- a. Testing: describe any geotechnical or other testing that has been or will be completed on Site (or portion of Site)

Geotechnical conditions underlying the Seaport Sites are well documented due to the number of development projects recently constructed in the area and the relatively uniform profile of geological conditions in the area.

## 5. Studies Permit(s)

- a. Specify all required environmental impact assessments and other environmental studies, and name relevant regulatory agency or agencies.

The Seaport Square Project was reviewed pursuant to the Massachusetts Environmental Policy Act (“MEPA”) between 2008, when an Environmental Notification Form was filed, and 2010, when the Secretary of Energy and Environmental Affairs (the “Secretary”) determined that the Final Environmental Impact Report (“FEIR”) complied with MEPA. The current site owner, affiliates of W/S Development Associates LLC, filed a Notice of Project Change (“NPC”) on February 28, 2017 for approximately 13 acres of land comprising approximately nine individual building sites currently owned by affiliates of the Proponent which remain undeveloped and are occupied largely by surface parking lots, or, in the case of Blocks F and Q, are developed or partially developed but are the subject of certain changes as described herein. The NPC Project Blocks are Blocks D, F, G, L3-6, N, P, and Q. Blocks A, B, C, F (the portion on which open space and District Hall have been constructed), H, J, K, L1, L2, and M1/M2, which are the sites of projects that have been completed or are under construction, are referred to herein as the “Developed Blocks.”

On April 7, 2017, the Secretary issued a Certificate on the NPC, outlining the Scope for a Draft Supplemental Environmental Impact Report (“DSEIR”), and the DSEIR, filed on September 15, 2017, submittal responded to the scope. On November 29, 2017, the Secretary issued a Certificate on the DSEIR.

- b. Specify all required environmental permits, and name each government issuer of same. Can the environmental and building permits be integrated? Include a timetable for approvals.

Please refer to the table below for all required environmental permits for the Seaport Site, the government issuer and an approximate timetable. We anticipate all environmental permits will be in hand prior to issuance of building permit.

Agency Name	Permit, Review, or Approval	Timetable
<b>FEDERAL</b>		
Environmental Protection Agency	National Pollution Discharge Elimination System	Per Building, during Design Development
<b>STATE</b>		
Executive Office of Energy and Environmental Affairs	Massachusetts Environmental Policy Act review of Notice of Project Change Review of Notice of Project Change pursuant to Landlocked Tidelands Public Benefit Determination	2018

Department of Environmental Protection, Division of Wetlands and Waterways	Chapter 91 License (for Block G only)	For Block G only, during Design Development
Department of Environmental Protection, Division of Air Quality Control	Air Plan Approval, if required	
Massachusetts Water Resources Authority	Sewer Use Discharge Permit	Per Building, during Construction Documents
<b>LOCAL</b>		
Boston Conservation Commission	Orders of Conditions	Required for Blocks D and G only, during Construction Documents
Boston Water and Sewer Commission	Sewer Use Discharge Permit; Site Plan Approval; Construction Dewatering Permit; Sewer Extension/ Connection Permit; Stormwater Connection; Cross Connection/Backflow Prevention Permit; Hydrant Meter Permit; and Construction Permit for Facilities.	Per Building, during Construction Documents

6. Process: briefly describe the environmental study and permit processes, from preliminary discussions to final action, including any appeal periods. Also include the total costs for a building permit.

The MEPA process is described in detail in Section C.5.a above. Other required environmental permits are discussed in the table provided in Section C.5.b above.

The City of Boston Inspection Services Department levies a building permit fee of 1% of direct hard costs.

#### 7. Code(s), Regulations

- a. Include with your response a copy of the relevant state and local environmental code(s) and regulations. (Federal statutes and regulations need not be included with your response.)

The Seaport Sites are subject to the Massachusetts Environmental Protection Act (MEPA), which process is detailed in Section 5.a.

- b. Are amendments to the relevant environmental code(s) and regulations pending or proposed?

☐ Yes      ☒ No

If Yes, please provide detail:

8. Noise Restrictions: detail all noise restrictions or limitations affecting Site and any exceptions to or exemptions from same. Attach the appropriate statutory and other authorities.

The City of Boston sets limits on construction period noise; these limits are set in the Construction Management Plan that will be approved by the Boston Transportation Department prior to construction commencement.

#### **D. Building**

1. Permits: specify all required building permits, and name government issuer of same.

Agency Name	Permit, Review, or Approval	Timetable
<b>FEDERAL</b>		
Federal Aviation Administration	FAA Height Restriction Notice; Section 19 Determination	During Design Development
<b>LOCAL</b>		
Boston Planning and Development Agency	80A Review of Notice of Project Change; Recommendation of Approval of Amended and Restated PDA Plan pursuant to Article 80C (received 11/16/17)	Complete
Boston Zoning Commission	Approval of Amended and Restated PDA Plan pursuant to Article 80C (received 12/13/17)	Complete
Boston Civic Design Commission	Review pursuant to Article 28	During Design Development
Boston Air Pollution Control Commission	Parking Freeze Permits, Confirmation of Exemptions	Annual, as required
City of Boston Inspectional Services Department	Building and Occupancy Permits	At 90% Construction Documents

2. Process

- a. Briefly describe the building permit process, from pre-application discussions to final action, including any appeal periods.

A "Timetable" column has been added to the table in Section D.1 to show when permits are applied for.

- b. Briefly describe the estimated cost to obtain a building permit for the project. Please attach a copy of the building permit ordinance.

The City of Boston Inspectional Services Department assesses a permit fee equal to 1% of direct hard costs.

3. Timetable: outline the timetable for a building permit process for a project such as that proposed by the Project and include whether the community can commit to a timetable for approval.

The Building Permit would be applied for with a set of project documents at approximately the 90% Construction Documents design level. City of Boston Inspectional Services Department usually issues a round of comments and questions approximately 4 weeks after the permit is received for any project of this size. The Building Permit can usually be in hand approximately 4 weeks after the response period.

4. Restrictions: outline any height restrictions relevant to Site.

The Seaport Sites are limited in height by the Federal Aviation Administration (“FAA”) and Massport due to proximity and flight paths to/from the Logan Airport. Maximum height for Blocks D, L3, L6, N and P is approximately 270-ft. Maximum height for Block G is approximately 260-ft.

## **E. Utilities**

For each of the following utilities/services, list the name of the utility/service provider, the person assigned to work with the Project and the relevant contact information for that person.

☐ **Water**

Boston Water and Sewer Commission, John Sullivan, Chief Engineer, 980 Harrison Avenue, Boston, MA 02119, 617-989-7444, [sullivanj@bwsc.org](mailto:sullivanj@bwsc.org)

☐ **Wastewater**

Boston Water and Sewer Commission, John Sullivan, Chief Engineer, 980 Harrison Avenue, Boston, MA 02119, 617-989-7444, [sullivanj@bwsc.org](mailto:sullivanj@bwsc.org)

☐ **Electricity**

Eversource Energy, Annmarie Svingen, Senior Account Executive (Seaport), 200 Calvary Street, Waltham, MA, 02453, 781-314-5024, [annmarie.svingen@eversource.com](mailto:annmarie.svingen@eversource.com)

☐ **Natural Gas**

National Grid, Robert Lombardi, Sr. Complex Commercial Sales Representative (Seaport), 127 Whites Path, South Yarmouth, MA, 02664, 978-500-3613, [Robert.Lombardi@nationalgrid.com](mailto:Robert.Lombardi@nationalgrid.com)

☐ **Solid Waste**

City of Boston Public Works, 1 City Hall Square, Room 714, Boston, MA 02201, 617-635-4900, [publicworks@boston.gov](mailto:publicworks@boston.gov)

☐ **Drainage/Storm Water**

Boston Water and Sewer Commission, John Sullivan, Chief Engineer, 980 Harrison Avenue, Boston, MA 02119, 617-989-7444, [sullivanj@bwsc.org](mailto:sullivanj@bwsc.org)

☐ **Telecommunications**

Refer to Section E.5 below

☐ **Broadband**

Refer to Section E.5 below

1. **Water:** Please provide name of service provider, distance to Site, line size, capacity of line and system, and any capital improvements planned.

Boston Water and Sewer Commission (“BWSC”) owns and operates the public water mains surrounding the Seaport Sites. The individual blocks will be served by domestic water and fire protection laterals by the following mains:

- **Block D:** 12” Southern Low Water Main in Northern Avenue, and a 12” Southern High Water Main in Northern Avenue
- **Block G:** 12” Southern Low Water Main in Northern Avenue, and a 16” Southern High Water Main in Northern Avenue

- **Block L3:** 12” Southern Low Water Main in Boston Wharf Road, and a 12” Southern High Water Main in Boston Wharf Road
- **Block L6:** 12” Southern Low Water Main in East Service Road, and a 12” Southern High Water Main in East Service Road
- **Block N:** 16” Southern Low Water Main in Congress Street, and a 16” Southern High Water Main in Congress Street
- **Block P:** 16” Southern Low Water Main in Congress Street, and a 16” Southern High Water Main in Congress Street

a. Costs - For water service to project on Site, estimate the cost of each of the following:

(i) Impact Fee

Typically, the 4:1 I/I fee will need to be paid prior to the permanent water service being turned on for the project (see Section E.2.a.i).

(ii) Extension of water line(s)

Not required

(iii) Installation of water line(s)

The Seaport Sites will be responsible for the lateral connections from the buildings to the water mains in adjacent streets.

(iv) Tap Fee(s)

N/A

(v) Other relevant fees and assessments

Other minimal fees may be required at the time of permitting or construction.

2. Wastewater: Please provide name of service provider, distance to Site, line size, capacity of line and system, and any capital improvements planned.

Boston Water and Sewer Commission (“BWSC”) owns and operates the public wastewater mains surrounding the Seaport Sites. The individual blocks will be served by sanitary sewer laterals to the following mains:

- **Block D:** 15” Sanitary Sewer Main in Northern Avenue
- **Block G:** 15” Sanitary Sewer Main in Northern Avenue
- **Block L3:** 12” Sanitary Sewer Main in Boston Wharf Road and/or the 12” Sanitary Sewer Main in Autumn Lane
- **Block L6:** 12” Sanitary Sewer Main in Congress Street
- **Block N:** 12” Sanitary Sewer Main in Congress Street
- **Block P:** 12” Sanitary Sewer Main in Congress Street

a. Costs - For wastewater service to project on Site, estimate the cost of each of the following:

(i) Impact Fee

The Department of Environmental Protection (“DEP”), in cooperation with the Massachusetts Water Resources Authority and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system,



particularly the removal of extraneous clean water (e.g., infiltration/ inflow (“I/I”)) in the system. BWSC requires all new sewer connections with design flows exceeding 15,000 gallons per day (“gpd”) to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon gpd of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gpd of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added. The 4:1 requirement will be based on the estimated sewage generation provided on the project site plan and equals approximately \$10 per average gpd sewer generation over 15,000 gpd.

(ii) Extension of sewage line(s)

Not required

(iii) Installation of wastewater line(s)

The Seaport Sites will be responsible for the lateral connections from the buildings to the sanitary sewer mains.

(iv) Tap Fee(s)

See “Impact Fee” above

(v) Other relevant fees and assessments

Other minimal fees may be required at the time of permitting or construction.

3. Electricity: Please provide name of service provider, distance to Site, if dual feed available, capacity of line and system (including peak usage), and any capital improvements planned. The electrical utility provider in the City of Boston is Eversource Energy.

- a. What is the expected proportion of renewable energy in the utility’s generation mix over the next 20 years?

Individual utility customers may opt in to green power purchase arrangements through Eversource.

- b. What options are or will be available for the project to use up to 100% renewable energy to serve their load?

Individual utility customers may opt in to green power purchase arrangements through Eversource.

- c. What options are currently available to purchase power at Site on the open market?

Utility customers have the ability to purchase power from Eversource, the primary electric utility, or other third party generation sources.

- d. What is the cost per kWh?

The cost per kWh varies based on electrical service size, building use and demand/peak periods.

4. Natural Gas: Please provide name of service provider, distance to Site, line size, capacity of line and system, and any capital improvements planned. Include any costs to the Project.

National Grid is the natural gas utility service provider in the City of Boston. The individual blocks will be served by sanitary sewer laterals to the following mains:

- **Block D:** 8" Gas Main in Northern Avenue
- **Block G:** 8" Gas Main in Northern Avenue
- **Block L3:** 8" Gas Main in Boston Wharf Road
- **Block L6:** 12" Gas Main in East Service Road
- **Block N:** 12" Gas Main in East Service Road
- **Block P:** 12" Gas Main in East Service Road

Each of the Seaport Sites will be responsible for the cost of the lateral connection to the existing gas mains.

5. Telecommunication & Broadband

- a. Provider(s) - Name and describe providers of telecommunications (including cellular coverage) services to Site, and all high speed data links available to Site.

The Seaport is a dense urban area that is currently served by numerous telecommunications and broadband providers, including but not limited to Comcast, Verizon, Verizon Business, AT&T, and others.

- b. Fiber maps/routes

Many telecommunications and broadband providers in the district bring service in through multiple points of entry and reach numerous existing manholes and other connection points throughout Northern Avenue, Seaport Boulevard, Pier 4 Boulevard, East Service Road, Boston Wharf Road and Congress Street.

- c. Estimated cost of dark fiber lease/ownership

The cost of provision of dark fiber will be negotiated with the provider(s).

- d. Is any telecommunication license required for dark fiber install or use?

The Seaport building owner will not require a telecommunication license for dark fiber use, however the provider(s) of the fiber may require a license.

- e. Process to install new fiber lines to reach Site

The project team will work with the selected provider(s) to determine the best access points for extending service to the site, the scope of work necessary to extend the service and who will complete the work, and secure permits from the City for the required fiber pathways.

## F. Transportation

Overall, the principal modes of transportation to and within the Seaport neighborhood are walking and bicycling. Due to the neighborhood's compact scale, mixed-use nature (with

thousands of residential units located in close proximity to places of work) and proximity to downtown Boston and a dense network of transportation options, most trips are made on foot. As part of the Seaport project, the project's proponent is also constructing a network of protected bicycle lanes that will provide outstanding cycling infrastructure to all of the Seaport Sites.

More detail with respect to the specific modes of transportation listed below are as follows:

1. Air

- a. Nearest Airport: name, distance to Site, number of passenger carrier service providers. Also include any planned, funded and approved capital improvements to the airport.

**Boston Logan International Airport (BOS)**

Boston Logan International Airport (BOS) in East Boston is just two driving miles from Suffolk Downs and four miles from Seaport Square. Logan is served by 56 carriers including 30 foreign flag carriers and 11 low-cost carriers<sup>1</sup>

Logan International Airport has daily non-stop flights to popular destinations: <sup>2</sup>

Upcoming Capital Improvements at Logan

In 2018, Massport will begin phase 1 of the Terminal E Modernization project, which includes the addition of seven gates in two phases.<sup>3</sup> The modernization includes an indoor connection between Terminal E and the MBTA Blue Line aimed at encouraging more travelers to take the T. In 2017, Massport began a \$200 million project to consolidate gates at Terminal B. Another potential upcoming project is the creation of up to 5,000 parking spaces. Massport's net investment in Logan's facilities for ongoing and proposed projects, according to its fiscal year 2017-2021 Capital Program, is projected to be \$2.1 billion in airport projects.<sup>4</sup> In addition to capital improvement projects at Logan Airport, Massport employs a Trip Reduction Strategy to encourage High Occupancy Travel (HOV) travel to and from the airport. Since 1990, Massport has increased HOV seats to the airport by over 250% and has achieved at Logan the highest HOV mode share of any airport in the country.

- b. Detail daily scheduled service, including flights to Seattle, New York City, San Francisco/Bay Area, and Washington, D.C.

San-Francisco

13+ daily nonstop flights to San Francisco International Airport

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<sup>1</sup> Massport, "Airline Route Development at Boston Logan" July 13, 2017, p. 3

<sup>2</sup> Massport, OAG Schedules & Airlines

<sup>3</sup> Massport 2017 Comprehensive Annual Financial Report <http://www.massport.com/media/2641/mpa-fy17-cafr-final.pdf>

<sup>4</sup> <http://www.massport.com/conley-terminal/about-the-port/port-statistics/autoport/>

In summer 2017, there were there 126 weekly nonstop flights from Boston to San Francisco supported by four airlines; the number is projected to increase to 134 by summer 2018.

Washington DC

50+ daily nonstop flights to Washington, DC

In summer 2017, there were 325 weekly nonstop flights from Boston to Washington, DC supported by five airlines.

Seattle

5+ daily nonstop flights to Seattle

In summer 2017, there were 54 weekly nonstop flights from Boston to Seattle supported by three airlines; the number is projected to increase to 56 by summer 2018

New York City

75+ daily nonstop flights to New York City

In summer 2017, there were 403 weekly nonstop flights from Boston to New York City supported by four airlines; the number is projected to increase to 432 by summer 2018. These flights serve JFK, La Guardia, and Newark airports.

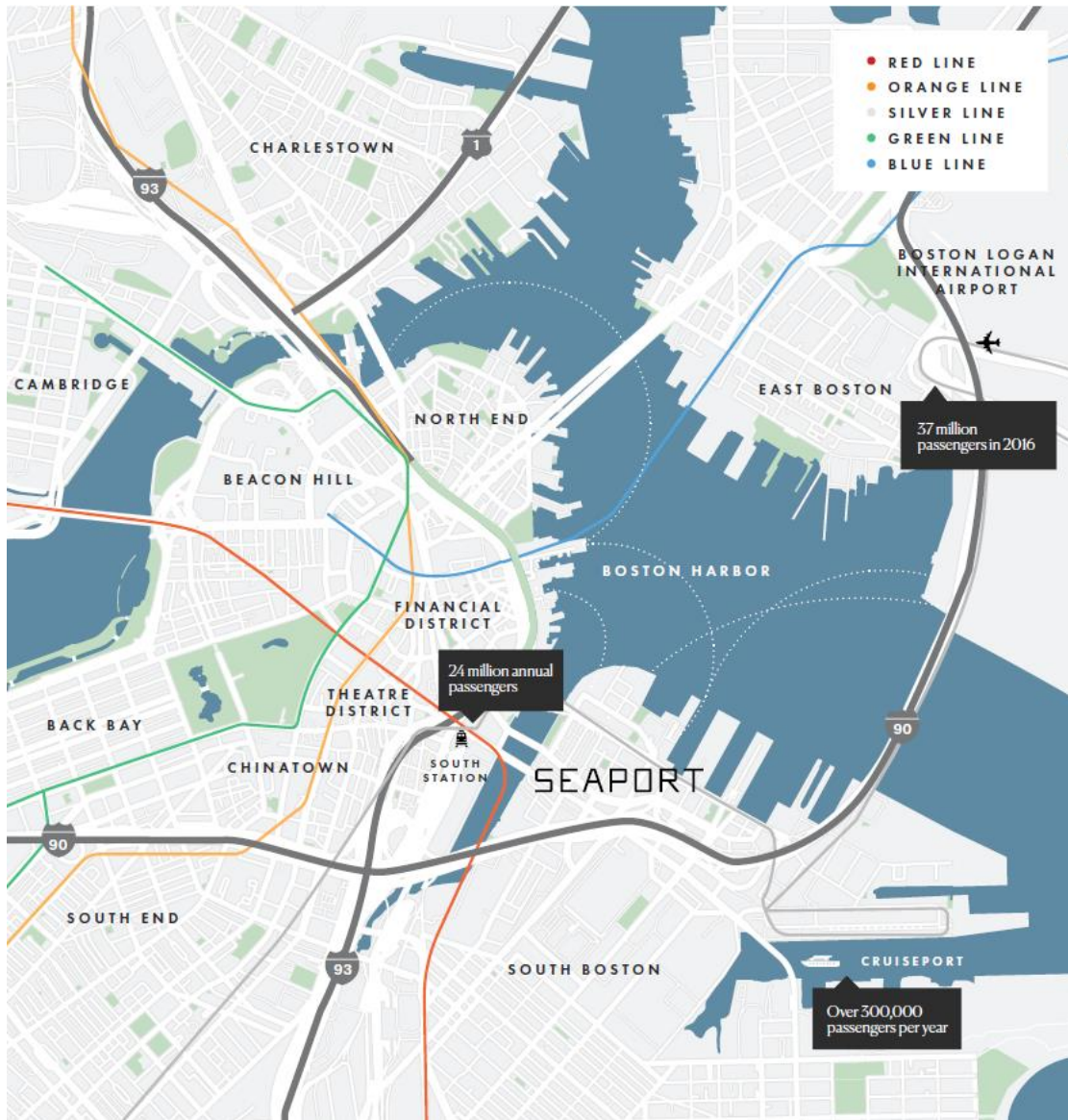
c. Next nearest Airport:

**Manchester-Boston Regional Airport (MHT)**

Manchester-Boston Regional airport is 49 driving miles from Seaport Square and 52 miles from Suffolk Downs. Four airlines, including American, Delta, Southwest and United Airlines, serve the needs of the airport. Currently, there are no direct flights available to Seattle and San Francisco. There are four non-stop daily flights to Washington D.C and six to New York City.

2. Roads: describe road access to Site and any planned improvements. Include details of how employees may commute into Site via personal auto or rideshare. Use specific highway names, road names, bridges, etc.

The Seaport Sites are well served by direct interstate highway access including an off-ramp from both Interstate 90 (Mass Turnpike) and Interstate 93 just east of **Block P**. Please refer below to Figure 7 for the Regional Transportation Network. Most of the Seaport Sites are located within ¼ mile of the Interstate Highway system on- and off-ramps serving the Seaport district, as well as a fully-developed and modern local roadway network, which will also host a complete network of protected cycling infrastructure by approximately 2020.



**Figure 7 – Regional Transportation Network**

3. Tram or Light Rail: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

You can find data on MBTA ridership and reliability on the MBTA Performance Dashboard: <http://www.mbtabackontrack.com/performance/index.html#/home>

N/A – Served by BRT, Third Rail Rapid Transit and Heavy Rail services.

a. Extension or new tram/light rail service

- (i) Will State/Commonwealth/Province or local government(s) commit to acquire right-of-way to assure tram or light rail service to Site?

☐ Yes      ☐ No

N/A

(ii) If Yes, provide letter of commitment and identify funding source(s).

4. Metro or Subway: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

The Massachusetts Bay Transportation Authority (MBTA) controls and operates public transportation in the City of Boston. The Seaport Site is within one-half mile (a 10-minute walk) of South Station, a transportation hub that provides access to the MBTA Red Line, and Silver Line subway services. In addition, the MBTA Silver Line Courthouse and World Trade Center stations are located within a 3 – 5-minute walk of the Seaport Site.

The Seaport Square project is responsible for building a new headhouse with elevator, escalator and stair access into the MBTA Silver Line Courthouse Station. The new headhouse will be located south of District Hall on Block F and will be constructed and operational prior to the opening of the project at Block D.

- a. Extension or new service commitment

(i) Will State/Commonwealth/Province or local government(s) commit to acquire right-of-way to assure metro service to Site?

☐ Yes ☐ No

N/A – ALREADY PRESENT

(ii) If Yes, provide letter of commitment and identify funding source(s).

5. Commuter Train Service: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

The Seaport Site is within one-half mile (a 7-minute walk) of South Station, a transportation hub that provides access to eight commuter rail branches in addition to the MBTA Red Line and Silver Line transit services. South Station is also the northern terminus of the Amtrak Acela Express train service along the Northeast Corridor serving New York City and Washington DC.

- a. Extension or new service commitment

(i) Will State/Commonwealth/Province or local government(s) commit to acquire right-of-way to assure rail service to Site?

☐ Yes ☐ No

N/A – ALREADY PRESENT

(ii) If Yes, provide letter of commitment and identify funding source(s).

6. Ferry Service for employee commuting: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

There is a major water transportation terminal located at the Fan Pier Marina, just north of Block F across Northern Avenue and Fan Pier Green from the Seaport Sites. There are also several on-call water taxi stops within the vicinity of the Seaport Sites.

A commuter ferry service carrying passengers from Boston's North Station to the Seaport District in 13 minutes is scheduled to begin the summer of 2018. This commuter ferry will be open to the public.

a. Extension or new service commitment

(i) Will State/Commonwealth/Province or local government(s) commit to acquire right-of-way to assure ferry service to Site?

☐ Yes ☐ No

N/A – ALREADY PRESENT

(ii) If Yes, provide letter of commitment and identify funding source(s).

7. Bus Service: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

The Seaport Site is within one-half mile (a 10-minute walk) of South Station, a transportation hub that provides access to Greyhound and Peter Pan regional and commuter bus service. The MBTA operates six bus routes (#448, 449, 459, 4, 7, 11) as well as two Silver Line routes, immediately adjacent to and through the Seaport Site.

a. New service or extension commitment

(i) Will State/Commonwealth/Province or local government(s) commit to acquire right-of-way to assure bus service to Site, if necessary?

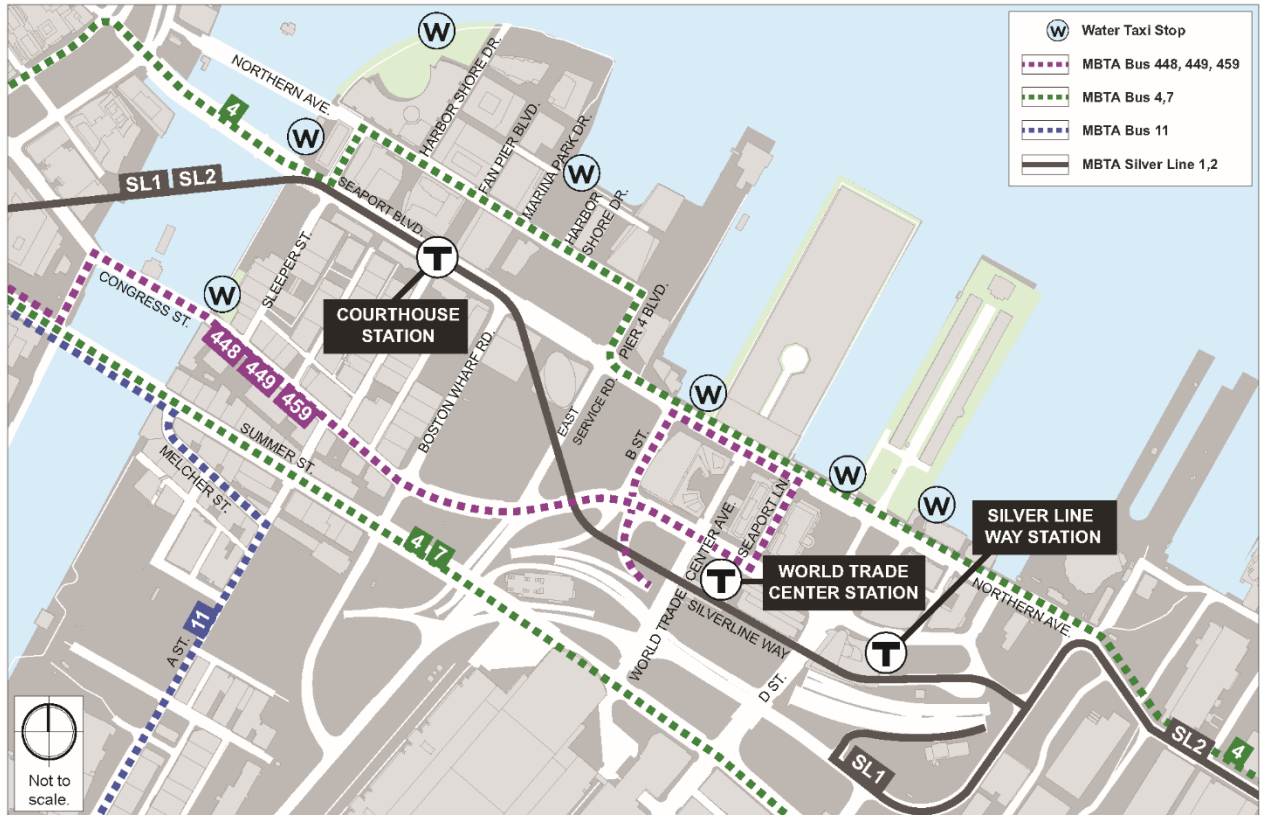
☐ Yes ☐ No

N/A – ALREADY PRESENT

(ii) If Yes, provide letter of commitment and identify funding source(s).

8. Master Transit Plan: please provide a copy of the Master Transit Plan encompassing Site, if any.

Figure 8, Master Transit Plan, includes existing water taxi stops, MBTA Bus routes for the #448, 449, 459, 4, 7, 11 and Silver Line 1 & 2 near and through the Seaport Sites.



**Figure 8 – Seaport Master Transit Plan**

## **G. Local Taxes**

### **1. Real Property Tax Rate**

#### **a. Calculate Annual Real Property Taxes for Site**

Annual Real Property Taxes for the undeveloped blocks of Seaport Square are currently approximately \$6 million annually.

The City of Boston's fiscal year starts on July 1 and ends on June 30. Property taxes are billed based on an assessed value and on a quarterly basis. The first and second quarter tax bills are estimates based on the prior year's property value and tax rate. The current year tax rate appears on the third quarter tax bill.

The 2018 tax rate (per thousand dollars of assessed value) is \$10.48 for residential and \$25.20 for commercial, industrial, and personal property.

### **2. Personal Property Tax Rate**

Please see number above. The 2018 tax rate (per thousand dollars of assessed value) is \$25.20 for personal property.

#### **a. Detail any personal property exclusions**



Per the City of Boston tax website: “Professional tools used by plumbers, carpenters, mechanics, and workers in other trades are exempt. In legal terms, these are called “tools of the trade.” Tools used by other professionals, like dentists and doctors, are not exempt.” Source: <https://www.boston.gov/departments/assessing/personal-property-tax>

### 3. Detail any additional local taxes (i.e., overlay, infrastructure)

There are two noteworthy tax initiatives that are currently in effect in Boston:

1. Proposition 2½: Massachusetts voters passed the ballot initiative in 1980. The law limits the amount of property taxes a city or town can raise in two ways (Source: <https://www.boston.gov/departments/assessing/how-we-tax-your-property>):
  - The amount raised in property taxes can never be more than 2½ percent of the full cash value of all taxable property in a city or town. This is called the 2½ levy ceiling.
  - The amount raised in property taxes cannot jump more than 2½ percent from year to year. There are exceptions for new growth, or if voters OK overrides and exclusions. This is called the 2½ levy limit.
2. Community Preservation Act (CPA): In November 2016, Boston voters approved the CPA to create a community preservation fund. The City of Boston “finances this fund in part by a 1% property tax-based surcharge on residential and business property tax bills, beginning in July 2017. The City will use this revenue to fund the following types of initiatives consistent with CPA guidelines: affordable housing, historic preservation, open space, and public recreation.
  - The CPA surcharge is expected to show up on quarterly tax bills beginning in Fiscal Year 2018 as a separate line item from the typical tax levy. The CPA surcharge by first deducting \$100,000 from the property value. Next, we recalculate the tax and any residential exemption or any personal exemptions that exist.

Source: <https://www.boston.gov/community-preservation-act>

## H. Government

### 1. Describe the government in your community, focusing on:

#### a. Municipal government organization and responsibilities

The following City of Boston departments have jurisdiction over the Project:

- Mayor of the City of Boston
- Boston Air Pollution Control Commission
- Boston Civic Design Commission
- Boston Committee on Licenses
- Boston Fire Department
- Boston Inspectional Services Department
- Boston Parks and Recreation Commission
- Boston Public Improvement Commission/

- Department of Public Works
- Boston Redevelopment Authority
- Boston Transportation Department
- Boston Water and Sewer Commission
- Boston Zoning Commission
- Boston Zoning Board of Appeal
- Boston Employment Commission

b. County government organization and responsibilities

N/A

c. State government organization and responsibilities, especially as government action may affect the Company and the headquarters.

The following state agencies have jurisdiction over the Project:

- Department of Transportation (MassDOT)
- Department of Environmental Protection (DEP), Division of Water Pollution Control
- Department of Environmental Protection (DEP), Environmental Results Program
- DEP Division of Air Quality Control
- Executive Office of Energy and Environmental Affairs (MEPA Office)
- Massachusetts Bay Transportation Authority
- Massachusetts Historical Commission
- Massachusetts Water Resources Authority

2. Elected Officials

Name the following elected officials that represent your community and their term limit:

a. County Executive(s)

N/A

b. County Legislative Officers, Representatives

State Representative Nick Collins

A special election will be taking place in May to fill the seat recently vacated by former State Senator Linda Dorcena Forry

c. Mayor or Chief Executive Officer

Mayor Martin J. Walsh, Boston, re-elected in 2017 (4-year term with no limit)

d. Municipal Legislative Officers, Representatives

Boston District City Councilor: Edward Flynn (District 2), 2-year term with no limit

Boston At-Large City Councilor: Anissa Essaibi-George (At-Large), 2-year term with no limit

Boston At-Large City Councilor: Michael Flaherty (At-Large), 2-year term with no limit

Boston At-Large City Councilor: Ayanna Pressley (At-Large), 2-year term with no limit

## **I. Labor/Talent**

### **1. Describe any unique talent in the immediate area or opportunities that may not be covered in the Talent section.**

Like in many other major metros, Boston's creative class is seeking what's new. That newness is found in Seaport, thus making the Seaport District Boston's top destination for talent in the technology, life sciences, and creative industry sectors. The Seaport district offers an array of lifestyle amenities, entertainment, recreational, and public event opportunities, a vibrant and connected social media community, and many other factors that make it the most desirable neighborhood in which to live and work for the city's most educated and mobile workforce.

Over 350 startup companies have originated in or gravitated to the Seaport in recent years as a result of the unique ecosystem that has developed in the neighborhood. Home to Boston's oldest and largest artist community boasting more than 300 artists, iconic institutions like Boston's Institute of Contemporary Art as well as Boston's star-studded chef line-up, Seaport represents a perfect comingling of work and play. As a result, employees and residents have a wide range of wellness, entertainment, culinary, recreational, and social options before, during, and after the workday, as well as a high volume of immediately proximate housing and public transportation options. There is a palpable energy and vitality to the Seaport, much of it catalyzed by the presence of so many early- and mid-stage innovation economy companies and a critical mass of selectively arranged retail, restaurant, and entertainment amenities that offer many choices for many different lifestyles.

As the Seaport's development has unfolded in recent years, the principal real estate owners have planned and executed on a wide range of public events – from concerts and outdoor group fitness to events for dog owners, farmer's markets, speaker series, and interactive public art installations – all of which are attractive to today's talent pool. Although more than half of the developable land in the central Seaport still remains available, the Seaport has grown to become a true community with a citywide following and with a growing narrative on the national stage.

Please refer to the full RFI for a more detailed information on "Talent".