



Nick Carter
Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201
(delivered via email)

July 9, 2021

Subject: 601 Congress Street, South Boston Waterfront

Dear Nick

The FPNA would like to provide input to the proposed conversion of an existing building at 601 Congress Street from a single tenant office building into a life sciences/office building. The proponent anticipates that approximately half of the building will be utilized as office space, and the other half as laboratory space. Their proposed renovations include reactivation of the ground floor with an approximately 3,000 square foot (sf) retail/restaurant space and upgrades to the building entry and common spaces.

This conversion continues the current trend of Life Sciences development in our neighborhood. This trend includes the conversion of 3 existing office buildings, 601 Congress Street will make 4. We have been told by all proponents and the BPDA that this type of use change will alter the mix of trip types by employees and visitors to these buildings, that change includes an increase in bike trips. Incorporated into the building conversions are investments in accommodations for bicycle use. This also is being planned at 601 Congress Street with the enhancement of bicycle storage areas.

The FPNA continues to be concerned with the safety of bicyclists along key cycling commuting routes into the Seaport and continue to advocate for separated cycle lanes on key roads in our neighborhood. We would like the proponent to advocate to the City of Boston and MassPort to prioritize the investments associated with the Summer Street Multimodal Corridor Improvement Plan. This would create a safe environment for cyclists using Summer Street. We would like the City and particularly MassPort to create separated cycle lanes on Seaport Boulevard and Congress Street. We would like for the proponent to fund bollard separated cycle lanes on D Street from Summer Street to their building.

The FPNA is dedicated to enhancing and preserving the quality of life in our community, to broadening citizen awareness and participation within our growing neighborhood, and to building a socially interactive civic life.

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The proponent provided limited topographical details in the PNF and during their presentation to the public on ground floor elevations. It appears in the Climate Resiliency Checklist (Appendix D) the low point of the site is 14.55 Ft BCB, well below the City of Boston's Design Flood Elevation of 20.5 Ft BCB for this area of the City. Sufficient mitigation efforts are required to provide flood protection and the proponent needs to provide those details.

There are references made in numerous points in the PNF to fuel oil tanks that will be anchored and re-enforced to limit buoyancy (section 3-12 and page 8 Appendix D). It is not clear what the size of these tanks are and where they are located within the building. The proponent should investigate and invest in mitigation efforts to elevate the tanks above the City of Boston's Flood Elevation Design Guidelines, not anchor them to prevent leaking in storm events.

We appreciate the opportunity to provide input to this project, it will bring back to life a quiet part of our community.

Sincerely,

Tom Ready

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