



building a better neighborhood together in Fort Point & our slice of the South Boston Waterfront

Dylan Norris
Boston Planning Department
One City Hall Plaza
Boston, Massachusetts 02201
(delivered via email to dylan.norris@boston.gov)

May 7, 2026

Re: 320 Summer Street

Dear Mr. Norris,

FPNA is writing to provide input on the Article 80 project at 320 Summer Street, which proposes a conversion from its current office use to 147 residential units with ground floor retail. FPNA is the City's recognized civic association for the Fort Point neighborhood.

This property was originally approved for residential use in 2006, and our neighborhood supports this change back in use. While it was stated by the proponent during their community engagement that they are targeting single people, young professionals, service workers, and empty nesters, we believe they are missing a group of future residents unique to the Fort Point neighborhood: artists.

Artists first started making their homes in Fort Point in the mid-seventies after being displaced from other neighborhoods across the City of Boston. Currently, over one-third of the residential buildings in Fort Point provide space for artists to live and work. We support the continuing expansion, wherever possible, of artist live/work and artist housing in our neighborhood, and we remain concerned that the Office to Residential Conversion program—and, by extension, this project—does not adequately recognize the need for additional housing for artists. We respectfully request that a portion of the IDP and market rate rental units be designated for artist housing.

We acknowledge the proponent's inclusion of onsite temporary deployable flood barriers, especially in light of last year's decision by FEMA to deny funding of the Fort Point Channel Resilient Infrastructure Project and the property's adjacency to the Sleeper Street alleyway flood path. The viability of the retail space at the A Street elevation will depend upon incorporating long-term flood protection strategies.

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.

FPNA looks forward to working with the proponent as the project continues through the permitting process. Please do not hesitate to reach out with any questions.

Respectfully Submitted,

Tom Ready
FPNA

cc;
Ed Flynn, Boston City Councilor District 2
Lydia Polaski, Mayors Office of Neighborhood Services
Joseph Hanley Esq., McDermott, Quilty, Miller & Hanley LLP

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.

FortPointNeighborhoodAssociation.org P.O. Box 52122 Boston, MA 02205