



Are you on board?

15 State Street Suite 1100  
Boston, MA 02109  
617 223 8667  
[bostonharbornow.org](http://bostonharbornow.org)

June 3, 2022

Via email: [dan.polanco@boston.gov](mailto:dan.polanco@boston.gov)

Boston Planning and Development Agency  
Attention: Daniel Polanco  
One City Hall Square  
Boston, MA 02201

Re: Parcel X (310 Northern Avenue) PNF

Dear Mr. Polanco,

Thank you for the opportunity to comment on the proposed development at 310 Northern Avenue in the Raymond L. Flynn Marine Park (RLFMP) submitted by Marcus Partners. This project proposes the construction of two buildings “with a central landscaped plaza providing open space for tenants as well as other persons working in or visiting the RLFMP.” Boston Harbor Now attended the virtual IAG meeting held on May 17th and watched a recording of the May 19th public meeting. Our staff has also had the opportunity to meet directly with Marcus Partners about this development.

Like a number of new projects within the RLFMP, this project proposes an industrial use that is not linked directly to the maritime economy—Life Science R&D and Retail. While this project brings a number of benefits to the marine park, including contributions to the Climate Resilience Infrastructure Fund and an improved streetscape, the most important benefit is their commitment to preserving the marine industrial tenants currently residing on site by building new facilities for them closer to the water as a condition of this project. The RLFMP is uniquely designed to support marine industrial uses, and non-marine industrial uses should be optimized to provide support to the marine industrial uses within the district both financially and infrastructurally. We feel this project does so and hope it continues to support the marine industrial tenants who work in the area by selecting retail tenants that meet the needs of surrounding businesses and their workers.

**Board of Trustees**

Bud Ris, *Chair*  
Joseph Aiello  
Grace Macomber Bird  
Jamie M. Fay  
Scott Freeman  
Robert Golledge  
Elizabeth Grob  
Meaghan Hooper-Berdik  
Ann R. Klee  
Bryan J. Koop  
Ann Lagasse  
Malia Lazu  
Shelagh Mahoney  
Martin O’Neill  
Elaine Richardson  
Demetrouse Russell  
Paige Scott-Reed  
Cathy Douglas Stone  
Kishore Varanasi  
Richard Walker

**Ex-Officio Members**

Katherine F. Abbott  
Rev. Mariama White-Hammond  
Michael Creasey  
Fred Laskey  
Mary Kay Leonard  
Kathleen Theoharides  
Lisa Wieland

**Lifetime Trustees**

Governor Michael Dukakis  
Governor William Weld



Are you on board?

15 State Street Suite 1100  
Boston, MA 02109  
617 223 8667  
[bostonharbornow.org](http://bostonharbornow.org)

### *Supporting Marine Industrial Uses in the Ray Flynn Marine Park*

The RLFMP is one of a limited number of areas in Boston dedicated to maritime industrial uses. As outlined in the Boston Planning and Development Agency's new *Raymond L. Flynn Marine Park Master Plan Update*, the park should have a mix of primarily marine industrial uses in addition to supporting uses that can help fund the necessary capital improvements to keep the area going. The Marcus Partners projects do this by using their technical expertise and financial resources to keep marine industrial uses, namely seafood processing, in the area by helping relocate the existing tenants on site to a new location and improved facility within the RFLMP. The proponent has also modified the building design to accommodate truck maneuvers by creating cutouts in the building massing and reducing pedestrian access to the busiest truck street, Seafood Way. These accommodations should help to preserve present and anticipated operations at Harpoon Brewery and John Nagle Co.

We hope that the proponent continues to show their support to local marine industrial tenants by providing ground floor retail amenities that are tailored to the marine industrial workers in the area. Further, we hope that their contributions to the RLFMP Resilience Fund will be used to protect the district as a whole from flooding and other coastal storm impacts.

### *Coastal Storm Flood Management*

As it stands, this development has proposed a number of measures to address projected climate change impacts, including raising the first floor to the 2070 sea level rise design flood elevation (SLR DFE) 20.5' BCB, raising critical infrastructure to above the 2070 SLR DFE 21.5' BCB, and raising other portions of the site above anticipated flood levels. While these measures are beneficial to protecting vulnerable parts of the site, we hope for a more detailed and comprehensive resilience plan to ensure access and egress for the site in the event of a coastal storm or other flood event. At future phases of the permitting process, the proponent is encouraged to include a diagram detailing the elevations throughout the site. Additionally, the proponent should clarify whether the underground parking will be protected by deployable barriers or other flood protection measures or if it will be used for flood water storage. While contributing to the Resilience Fund is helpful to the district as a whole, the building and site design should anticipate that these broader resilience measures may take additional time for design and construction.



Are you on board?

15 State Street Suite 1100  
Boston, MA 02109  
617 223 8667  
[bostonharbornow.org](http://bostonharbornow.org)

*Public Realm*

Given its location within the RLFMP and the desire to preserve and support marine industrial uses, the public realm amenities have the challenge of being welcoming to people who work within the park without creating a destination. We appreciate the proponent's thoughtful delineation of different access routes for different modes of transportation to minimize pedestrian, cyclist, and vehicular conflicts. The proposed outdoor space is tucked into an area that avoids the active truck uses. We hope that outdoor spaces can feel fully public with supportive indoor uses including public restrooms accessed from the courtyard and retail that will support marine industrial workers as well as lab workers.

We commend the climate resilient aspects of the proposed design palette for the public realm, both the native salt-tolerant plants and durable, industrial materials. We hope that they can withstand storm damage and bounce back. The more permeable surfaces are used on site, especially within the courtyard and on the sidewalk, the better the site can capture storm water runoff. To support the desire to segregate transportation modes and to welcome users to the courtyard, signage announcing the presence of the public open space, bicycle parking, and amenities is strongly recommended for people coming from Northern Avenue and possibly from Fid Kennedy.

*A Further Note to the BPDA*

With several recent projects proposing financial contributions to infrastructure funding in the RLFMP, we hope to see a transparent documentation of the funding provided by each development as well as more details on how transportation and climate adaptation infrastructure will be designed and implemented. Significant alterations to roadways and elevated protection across multiple sites will be increasingly challenging as new buildings are completed.

Thank you for your consideration of these comments. We look forward to remaining engaged with this project through its implementation and welcome further conversations.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Abbott".

Katherine F. Abbott  
President and CEO  
Boston Harbor Now