

# LINCOLN PROPERTY COMPANY

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October 18, 2021

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**By Hand**

Mr. Brian P. Golden, Director  
Boston Redevelopment Authority  
d/b/a Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201-1007

Re: Seaport Circle Project, Parcel H and Adjacent Properties, South Boston

Dear Director Golden:

We are pleased to submit this Letter of Intent to file a Project Notification Form ("PNF") on behalf of LO Parcel H LLC, an affiliate of Lincoln Property Company, along with Phoenix Property Company, Boston Innovations Land, and Boston Collaborative Advisors (the "Proponent"), with respect to the proposed development of the Seaport Circle Project located on certain property owned by the Massachusetts Port Authority ("Massport") in the Commonwealth Flats Development Area of South Boston, including Parcel H and other adjacent parcels.

The Project will be developed on an approximately 2.52 acre site ("Project Site") consisting of the following: (i) Parcel H, a 0.96 acre surface parking lot bounded by Congress Street to the north, by Port Lane to the west, by Starboard Way to the east, and by Silver Line Way to the south; (ii) the Pavilion Parcel, a 0.3 acre parcel of undeveloped land over I-90 Massachusetts Turnpike, adjacent to Starboard Way and Massport Haul Road; and (iii) portions of Silver Line Way, a 1.26 acre parcel consisting of Silver Line Way and land that includes the existing Boston Water and Sewer Commission Pump Station.

The Seaport Circle Project includes the following components:

- A 13-story laboratory/research & development and office building (the "Building") on Parcel H;
- A two-story job training/non-profit center (the "Pavilion") on the Pavilion Parcel;
- An elevated walkway (the "Pedestrian Link") that interlaces between and among the Building, the Pavilion, and the surrounding properties.

The Project will also include commitments to improve the Silver Line Way station as well as other significant public realm improvements. The enhanced MBTA station will provide a much-improved public transit connection in the area east of D Street and will also serve the growing demand from the adjacent Raymond L Flynn Marine Park.

The Building is comprised of two elements – Seaport Circle West ("SC West") and Seaport Circle East ("SC East"), with the basement level through Level 9 of the Building including both SC West and SC East, and SC West extending higher

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with additional Levels 10 through 13. The Building comprises approximately 650,000 square feet and will include parking for approximately 100 vehicles in the basement from Massport's South Boston Parking Freeze allocation. The ground floor of the Building actively encourages public engagement with lobbies, retail, and exterior spaces with seating and amenities that will serve the public as well as MBTA riders. The ground floor is also open to the public through an "Urban Terrace" at the center of the Project, which links the Silver Line Way station to the waterfront.

The Pavilion is envisioned as a two-story, uniquely programmed innovation center dedicated to providing access to training for residents from the region who seek opportunities in Science, Technology, Engineering, and Mathematics ("STEM") careers, with a focus on reaching out to Boston's diverse and underserved neighborhoods. Conveniently located adjacent to the Silver Line, the 15,600 SF Pavilion will be a welcoming and inclusive mission-driven community hub with a cafe and co-working space open to all. Training rooms, simulation labs, meeting rooms and office space will provide startups and interested user groups with much-needed educational and training space in this location within the South Boston waterfront. The first level connects to Silver Line Way and the second level has a direct connection to the Pedestrian Link and then to other destinations in the neighborhood, including an incubator lab located on the second level of the main lab/office building.

The sustainability approach for Seaport Circle seeks to optimize outcomes for both the environment and people, providing a comprehensive strategy to achieve a high-performance building that is ready for climate changes in the future. The Project will also result in significant and new real estate tax payments, on what is now a tax-exempt property. Moreover, the Project embodies a significant commitment to diversity, equity and inclusion, as evidenced by the composition of the Project's consultant team and most importantly, its ownership. The Project features joint venture partnerships with minority- and female-owned businesses for all major phases of the development: development; design; financing; construction; and operations. The Project's comprehensive approach to Diversity and Inclusion is a further evolution of the "Massport Model" of expanding and innovation in DEI.

The Proponent anticipates entering into a Development Agreement and long-term Ground Lease of the Project Site with Massport, that will make possible the development of the Project. The Proponent expects to submit the PNF to the BPDA to begin the Article 80B Large Project Review, consistent with Massport and BPDA practice, within approximately thirty (30) days of this letter. The PNF will contain a description of the Project and qualitative discussions of potential environmental impacts.

We look forward to working with you and other representatives of the BPDA, members of the South Boston community – including elected officials, our neighbors and abutters as well as the Impact Advisory Group when appointed, other elected and appointed officials, and other City and State agencies to undertake the review of this Project.

The Lincoln Property team and our full team of diversified partners and service providers are excited and enthusiastic about the possibilities that this Project will bring. This unique Project Site presents the opportunities for the transformative elements of the project, including: improvements to the public realm, improvements to the Silver Line Way station, the creation of the Pavilion, and the creation of the Pedestrian Link. Seaport Circle will be the central

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gateway to the life sciences industry for training, career services, start-ups, and life sciences companies in the South Boston Waterfront.

If you have any questions about the Project, please do not hesitate to contact me at 617-951-4112 or [mcallahan@lpc.com](mailto:mcallahan@lpc.com).

Sincerely,



Mark F. Callahan

cc: Mayor Kim M. Janey  
Congressman Stephen Lynch  
Senator Nick Collins  
Representative David Biele  
City Councilor Michael Flaherty  
City Councilor Edward Flynn  
Michael Christopher, BPDA  
Aisling Kerr, BPDA  
Andrew Hargens, Massport  
Juan Carlos Loveluck, Massport  
Luis Mejias, Massport