BPDA’s COVID-19 Response

• In mid-March, the BPDA paused the public review process for all development projects and planning initiatives. The BPDA has postponed all BPDA-hosted in-person public meetings regarding Article 80 development projects and planning studies until further notice.

• After months of work by an interagency working group and with support from local community groups and elected officials, the BPDA has begun resuming public meetings virtually for Article 80 development projects. The interagency working group consisted of City and BPDA employees across departments, and it met regularly to develop best practices and test appropriate digital tools to host wide-ranging, engaging, and inclusive conversations with communities.
Meeting Format

• Presentation of project proposal
• Q&A/Comments from the public

During the presentation, all microphones will be muted. However, if you have a clarifying question about something in the presentation, please submit your question through the “chat” tab and we will do our best to answer it while the presentation is in progress.

Once the presentation is over, we will take questions and comments in two ways: 1) through the “chat” tab at the bottom of your screen; or, 2) you can raise your hand and we will take your questions verbally in the order that hands were raised.
Welcome! Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:

- Chat to ask questions throughout the presentation
- Mute/unmute (you will remain muted until a host gives you access)
- Turn video on/off (your video will remain off until a host gives you access)
- Raise hand to ask for audio/video permission at the end of presentation
Virtual Meeting Etiquette

• We want to ensure that this conversation is a pleasant experience for all.
• The host will mute all participants during the presentation to avoid background noise. However the “chat” feature will remain available.
• Please be respectful of each other’s time.
• We ask that participants limit their questions so that all may participate in the discussion.
• You can always set up a conversation with Stephen Harvey, Sr. Project Manager, Stephen.j.harvey@boston.gov for further discussion.
At the request of community members, the BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live. Along with the recording, the meeting presentation will be available on the BPDA's webpage. Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
Tonight’s Agenda

1. Phase 1 Overview, Schedule & Community Benefits
2. Phase 1, Interim, and Future Phase Site Edges
3. Phase 1 Public Realm & Turbine Halls
4. Phase 1 Building Design
5. Transportation
6. Sustainability & Resiliency
7. Workforce Development
8. Q&A
Phase 1

- Waterfront Open Space
- 65% Open Space Delivered in Phase 1
Phase 1

- Waterfront Open Space
- 3 Edison Turbine Halls
Phase 1

- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F
Phase 1

- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F
- Internal Roadways
Phase 1

- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F
- Internal Roadways
- Summer St. Improvements

<table>
<thead>
<tr>
<th>Block</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block D</td>
<td>265,000</td>
</tr>
<tr>
<td>Block F</td>
<td>374,000</td>
</tr>
<tr>
<td>Th1, Th2, Th3</td>
<td>115,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>754,500</strong></td>
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<tr>
<td><strong>Remaining</strong></td>
<td><strong>925,500</strong></td>
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</table>
Phase 1 + Future Phases

- Waterfront Open Space
- 3 Edison Turbine Halls
- Blocks D & F
- Internal Roadways
- Summer St. Improvements
- With Future Phases
Phase 1
754,500 SF GFA

- Turbine Halls
  - Retail/Civic/R&D/Office
- East 1st Street
- Medal of Honor Park
- Summer Street

- Off-Site Improvements
  - M Street Extension
  - Elkins Street Extension

- Perkins&Will
- Block F
  - R&D/Office

- Summer Street
- R&D/Office
- Residential
- Hotel

- M Street Plaza
- Turbine Alley

- Waterfront Promenade
- Block D
  - R&D/Office

- JAMES CORNER FIELD OPERATIONS
  - Retail / Civic
  - R&D / Office
  - Residential
  - Hotel
Phase 1 + Future Phases
1,680,000 TOTAL SF

1898 Turbine Hall
Hotel/Office

Block A
R&D/Office

Block B
Residential

Block C
Residential

Block E
Residential/Hotel

East 1st Street Improvements
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/7/2018</td>
<td>Community Site Tour</td>
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<tr>
<td>10/10/2018</td>
<td>Pre-filing Public Meeting @ Tynan Community Center</td>
</tr>
<tr>
<td>9/26/2018</td>
<td>Public Meeting @ Tynan Community Center</td>
</tr>
<tr>
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<td>MDOT Staff Pre-filing Meeting</td>
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<td>Pre-filing Public Meeting @ Tynan Community Center</td>
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<td>BPA and BTD Staff Meeting</td>
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<td>BPDA/ BTD Scoping Session</td>
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<tr>
<td>1/18/2017</td>
<td>BPDA pre-filing Public Meeting @ 22 Drydock</td>
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<tr>
<td>2/26/2017</td>
<td>Public Design Charette @ Tynan Community Center</td>
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<tr>
<td>3/27/2017</td>
<td>BPDA Scoping Session</td>
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<tr>
<td>8/28/2017</td>
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<td>7/25/2018</td>
<td>BPDA Public Meeting</td>
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<td>IAG Meeting @ South Boston Public Library</td>
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<td>9/5/2018</td>
<td>10/30/2018 – DEIR Public Comment Period</td>
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<td>IAG Meeting @ Tynan Community Center</td>
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<tr>
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<td>11/15/2019</td>
<td>2/28/2020 – PDA Public Comment Period</td>
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<tr>
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<td>IAG &amp; BPDA Meeting @ City Hall</td>
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<tr>
<td>3/2/2020</td>
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<td>Virtual Legislative Delegation Meeting</td>
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<td>10/11/2020</td>
<td>BAPC/ BPDA Transportation Pre-Hearing</td>
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<td>10/12/2020</td>
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<td>10/17/2020</td>
<td>BPDA Transportation - Massport Review</td>
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<td>10/18/2020</td>
<td>BPDA Urban Design - Turbine Halls and Landscape</td>
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<td>Phase 1 Public Meeting #2</td>
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</table>
## Community Benefits & Mitigation

**South Boston / Community-Focused**

<table>
<thead>
<tr>
<th>Benefit Description</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>Apprenticeships/Jobs and Annual Job Fair (Started with Demo Permit)</td>
<td>$50,000</td>
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<tr>
<td><strong>Near-Term Benefits Delivered Soon After BPDA Phase 1 Approval</strong></td>
<td></td>
</tr>
<tr>
<td>4 Annual Internships (Starts with BPDA Approval of Phase 1 Development Plan)</td>
<td>$390,000</td>
</tr>
<tr>
<td>South Boston Scholarship Endowment (Starts with first Building Permit)</td>
<td>$1,000,000</td>
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<tr>
<td><strong>Additional Phase 1 Benefits upon Construction Completion</strong></td>
<td></td>
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<tr>
<td>Medal of Honor Park/Christopher Lee Playground Funding (Starts with CofO)</td>
<td>$1,750,000</td>
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<tr>
<td>South Boston Parking Spaces (Starts with CofO, Phased)</td>
<td>$13,140,000</td>
</tr>
<tr>
<td>Retail Small Business Incentives (Starts with CofO)</td>
<td>$3,130,000</td>
</tr>
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</table>

Total: $19,460,000
Community Benefits & Mitigation

**Transportation**
*MBTA Subsidy (Starts with CofO)* $11,200,000
*Summer Street / East 1st St Improvements (Portion in Phase 1)* $9,600,000
*8 Vision Zero Intersections (4 in Phase 1)* $800,000
*Smart Signals + Fiber Optic along Summer/L St (Delivered in Phase 1)* $2,500,000
*Alternate Transportation Infrastructure* $2,500,000
*Transportation Demand Management Plan & Monitoring* $2,500,000

**Linkage**
*City of Boston Housing Exaction* $10,500,000
*City of Boston Jobs Exaction* $1,900,000

**Remediation**
*Site Clean Up* $74,000,000

**Preservation**
*Preservation of the Turbine Halls* $46,000,000

**Open Space**
*Waterfront Park and Open Spaces* $42,000,000

**Affordable Housing**
On-Site Affordable Housing Production (16%) $75,000,000
*Delivered or Commenced with Phase 1 Project*

**ESTIMATED TOTAL BENEFITS AND MITIGATION:** $298,000,000
Anticipated Project Schedule

PHASE 1
1. Design Review Approvals
2. Documentation & Permits
3. Construction

DECONSTRUCTION

2022
Q1 Q2 Q3 Q4

2023
Q1 Q2 Q3 Q4

2024
Q1 Q2 Q3 Q4

2025
Q1 Q2 Q3 Q4

PHASE 1:
GROUND BREAKING: TODAY
OPENING: PHASE 1
Tonight’s Agenda

1. Phase 1 Overview, Schedule & Community Benefits
2. Phase 1, Interim, and Future Phase Site Edges
3. Phase 1 Public Realm & Turbine Halls
4. Phase 1 Building Design
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6. Sustainability & Resiliency
7. Workforce Development
8. Q&A
Neighborhood Gateways

Gateway 1: Downtown & Seaport
- A growing jobs center
- 10million+ SF office & lab
- 25 min walking to Seaport Square
- 15 min walking to L Street Beach

Gateway 2: South Boston
- Home to 38,000 residents
- & +/- 20,000 housing units

Gateway 3: Parks, Recreation & Neighborhood
- MEDAL OF HONOR PARK

Map showing walk times to various points of interest.
Site Edges - *Existing Condition*
Summer St. at Butler Freight Corridor looking south
Site Edges - Future Condition (Post Phase 1 Completion)
Summer St. at Butler Freight Corridor looking south
Site Edges - Existing Condition
L St. at E 1st St. looking north
Site Edges - *Future Condition (Future Phases)*

L St. at E 1st St. looking north
Site Edges - *Existing Condition*

E 1st St. at Summer St. looking east
Site Edges - *Interim Condition (Post Phase 1 Completion)*

E 1st St. at Summer St. looking east
Site Edges - *Future Condition (Future Phases)*

E 1st St. at Summer St. looking east

Diagram of future condition at E 1st St. at Summer St. looking east, showing the following landmarks:

- **TURBINE HALL 3**
- **SOUTH BOSTON GATEWAY**
- **BLOCK C**

The diagram also indicates the transition from **WATERFRONT** to **NEIGHBORHOOD**, with **Cooler/Commercial Materials** on the waterfront and **Warmer/Residential Materials** in the neighborhood.
Site Edges - Existing Condition

E 1st St. looking east
Site Edges - *Interim Condition (Post Phase 1 Completion)*

E 1st St. looking east
Site Edges - *Future Condition (Future Phases)*
E 1st St. looking east
Site Edges - Existing Condition
E 1st St. approaching M St. looking east
Site Edges - Interim Condition (Post Phase 1 Completion)

E 1st St. approaching M St. looking east
Site Edges - Future Condition (Future Phases)
E 1st St. approaching M St. looking east

- BLOCK B
- BLOCK A
- M STREET GATEWAY
- CHRISTOPHER LEE PLAYGROUND

- WATERFRONT: Cooler/Commercial Materials
- NEIGHBORHOOD: Warmer/Residential Materials
Site Edges - *Existing Condition*

M St. looking north to E 1st St.
Site Edges - *Interim Condition (Post Phase 1 Completion)*
M St. looking north to E 1st St.
Site Edges - Future Condition (Future Phases)

M St. looking north to E 1st St.
Tonight’s Agenda

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Open Space Concept

ACCESS TO WATERFRONT

ENTRY PLAZA

CONTAINER TERMINAL AREA

ACCESS TO NEIGHBORHOOD

TURBINE ALLEY

View of Downtown & Seaport

Freight Corridor

Block F

Block A

Block E

Block D

Block C

1898 Building

TH 1

TH 2

TH 3

Medal of Honor Park

Christopher Lee Playground

East 1st St

Dog Park

East M St
Public Realm Vision
Character Precincts

- Waterfront Promenade
- M Street Plaza
- Turbine Precinct
- Summer Street Gateway
Public Realm Vision
Phase 1 Site Design

> 65% of the Open Space will be delivered in Phase 1

Interim Planting

Water Feature & Event Plaza

Historic Artifacts & Lounge Seating
Summer Street Gateway
Primary Waterfront Entrance from Summer Street
AUTHENTIC ARTIFACTS

FLEXIBLE SPACES

OPEN AND CONNECTED

INTIMATE GARDENS

Waterfront Promenade
Overall Waterfront
West Platform

Key Plan

Reference Images
East Platform
Lower Waterfront Promenade
The Landing
Overall Waterfront
Upper Waterfront Promenade
Potential Seasonal Events

MARKET
(36) 10’ X 10’ TENTS
Upper Waterfront Promenade
Potential Seasonal Events

CONCERT/PERFORMANCE
± 400 SEATS, (6) 10’ X 10’ TENTS

STAGE
(20’X42’)

F&B TENTS

58.8’

81.4’

86’

212’
Upper Waterfront Promenade
Potential Seasonal Events
M Street Plaza
M Street Overlook - Bird’s Eye
Overlook Lawn
Overlook Lawn
Potential Seasonal Events

MOVIE SCREENING
(100) 5’ X 5’ BLANKETS; 200 PEOPLE
Overlook Lawn
Potential Seasonal Events

YOGA CLASS
94 MATS
Turbine Alley
Program
Turbine Alley

Precedents

Frankford Hall - Philadelphia

Independence Hall Beer Garden - Philadelphia
Turbine Alley
Furnishing + Planting Character
Turbine Alley
Looking South
Turbine Alley
Looking North
Edison Turbine Halls
Exterior views

**EXISTING**
T1 ENTRANCE AND WATERFRONT PLAZA

**PROPOSED**
T1 ENTRANCE AND WATERFRONT PLAZA

**SCALE**: 1/32" = 1'-0"
Edison Turbine Halls

Exterior views

2 EXISTING
“EXTERIOR” FACE OF TURBINE HALL 1

2 PROPOSED
TURBINE ALLEY FACING SOUTH AT T1

TURBINE ALLEY EXTERIOR PERSPECTIVE
Edison Turbine Halls

Interior views

EXISTING
TURBINE HALL 1 INTERIOR VIEW

PROPOSED
TURBINE HALL 1 INTERIOR VIEW

T1 INTERIOR PERSPECTIVE
Edison Turbine Halls
Interior views

Existing Turbine Hall 1 Interior View

Proposed Turbine Hall 1 Interior View

T1 Interior Perspective
Edison Turbine Halls
Interior views
PROPOSED CART WASH GAS CYLINDER STORAGE 75 SQ
Edison Turbine Halls

Exterior views

9 EXISTING
EAST 1ST STREET FACING NORTHEAST AT T3

9 PROPOSED
EAST 1ST STREET FACING NORTHEAST AT T3
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Building Character by Block
Material Heat Map
From PDA Master Plan

Blocks D and F are closer to the waterfront and will generally have cooler-toned materials, while future-phase Blocks A, B, and C will have warmer tones adjacent to the neighborhood.
Summer Street should feel like a front door.

How can the facade on Summer Street be less shear?

What is the experience at ground level?
Block D
Neighborhood Terracing
Block D
Design Development

8/3 Design

Current Design
Block D
Design Development

8/3 Design

Current Design
Block D
Ground Level
Block D
Views Along Summer Street
Block D
Views Along Waterfront and Turbine Alley
Block D
Character & Materials
Consider ways to break down horizontality

What is the experience at the ground level?

How do the Landscape and the Architecture work together?
Block F
Contextual Inspiration
Repetitive Vertical Projections

M Street

East 1st Street
Block F
Design Development

8/3 Design

Current Design
Block F
Design Development

8/3 Design

Current Design
Block F
Views along ground level
Block F
Character & Materials
View of Waterfront Promenade - Day
View of Elkins Street Gateway - Day
View of M Street Plaza & Block F - Day
View of Block F - Dusk
View of Block F Retail & M Street Plaza - Day
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8. Q&A
Vehicle Trip Generation

- PDA Master Plan demonstrated in the Article 80 and MEPA process that the additional traffic generated by the project would be mitigated by the transportation improvements so that local traffic will function as well or better than current conditions.

- Anticipated vehicle trip generation for Phase 1 is consistent with the anticipated trip generation for the PDA Master Plan.
Expected Phase 1 Trip Generation along Summer Street (between Dedicated Freight Corridor and Power House Street)

Morning Peak Hour:
- 1,414 existing vehicles (2022)**
- 124 new cars (equivalent to one new car every 30 seconds)

Evening Peak Hour:
- 1,537 existing vehicles (2022)**
- 158 new cars (equivalent to one new car every 23 seconds)

*Data from counts conducted June 2017
** Data from counts conducted April 2022
Phase 1
Transportation Mitigation

**Phase 1 Off-Site Improvements**

- New four-legged intersection with new traffic signals
- Upgrade traffic signal equipment at Summer/E. 1st Street intersection
- Construction of Service Drive to the DFC
- Controlled and gated connection to the Dedicated Freight Corridor for commercial/service trucks only

**Other Mitigation:**
- Install smart signal capabilities along the Summer Street/L Street corridor between Drydock Ave. and East Broadway, including transit signal priority and fiber optic signal connectivity to allow traffic signals to communicate with each other and/or the City of Boston Traffic Management Center.
- Installation of two (2) BlueBikes Station (out of the four (4) in the Master Plan)
- Work with the community and BTD to implement Vision-Zero related to traffic calming and pedestrian safety improvements at four intersections in South Boston (out of the eight (8) in the Master Plan).
- Annual transportation monitoring
  - A total of $10,080,000 to the MBTA (to be used in consultation with the City of Boston) to fund transit services serving both the Proposed Project and the abutting area in South Boston.

**Transportation Demand Management:**
- Join a Transportation Management Association (TMA)
- Designate an on-site coordinator
- Develop and disseminate welcome packets to tenants and employees with information on nearby transit options
- Conduct two annual events promoting multimodal travel
- Provide real-time transit information in building lobbies
- Emergency Ride Home
- Unbundled, market rate parking
- Carpool program with preferential spaces
- Carshare parking
- Participation in MBTA Perq Program
- Provide a 25% monthly MBTA transit pass subsidy
- Provide bus stop improvements for bus stops serving the Project
- Comply with BTD Bike Parking Guidelines
- Provide on-site "fix-it" bicycle repair station
- Provide Bronze-level bikeshare membership subsidy
- Provide on-site fitness center / gym component
Tonight’s Agenda

1. Phase 1 Overview, Schedule & Community Benefits
2. Phase 1, Interim, and Future Phase Site Edges
3. Phase 1 Public Realm & Turbine Halls
4. Phase 1 Building Design
5. Transportation
6. Sustainability & Resiliency
7. Workforce Development
8. Q&A
Sustainability
Energy & Emissions

Future-ready
- Solar ready new buildings
- EV charging for 25% of parking spaces & readiness

Turbine Halls
Retail, Civic, R&D
- Reuse of existing façade and embodied carbon savings
- LEED Silver eligibility

Block F
R&D / Office
LEED-CS Gold
- Project is registered with GBCI
- Energy efficient & low carbon
- Good indoor air quality and daylight access
- 100 kW Rooftop PV

Site Strategies
- Use of green infrastructure and LID measures
- Stormwater management strategy captures increased runoff
- Long-term secure & short-term bike parking spaces & bluebike stations

Block D
R&D / Office
LEED-CS Gold
- Project is registered with GBCI
- Energy efficient & low carbon
- Access to outdoors and good indoor air quality

Energy & Emissions
Resiliency
Seawall & Waterfront Protection

- Boston Sea Level Rise (SLR)
  Base Flood Elevation (BFE) + 2' = +21.5' BCB
- The majority of the site is raised to +21' BCB or higher, which preserves access and visibility to the waterfront, while still offering a high level of resiliency;
Resiliency
Overall Site Strategies

- Rebuilt seawall with additional structural capacity to elevate higher in future
- Top of sheetpile wall = 20.0’ BCB

- Waterfront Elevation = 18.5’ BCB
- Continuous line of flood protection at 21.0’ BCB

- FFE = 22.5’ BCB
- Floodproofing up to 23.26’ BCB
- Critical infrastructure elevated above 23.26’ BCB

- Green roof potential

- Enhanced green space & tree canopy

- FFE = 31.75’ BCB
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Workforce Development

- Virtual Job Fairs held on 11/1/2021 and 4/7/2022
- Virtual Career Fair at Excel High School on 1/28/2022
  - 30 students attended. 1 Excel HS alumni applied to Building Pathways
- Building Pathways Trade Exploration Group on 7/15/2022
  - 5 students and 2 or 3 alumni
- Excel High School STEM cohort visit 10/19/2022

Project Team Partners

- Metro Building Trade Council
- Helmets to Hardhats
- Building Pathways
- YouthBuild Boston
- North Atlantic States Regional Council of Carpenters

Community Outreach

- The City Of Boston – Boston Residents Job Policy
- The Office Of Workforce Development
- Excel High School
- Madison Park High School
- Boston Public Schools Private Industry Council

PHOTO OF EXCEL HIGH SCHOOL VIRTUAL CAREER FAIR
Employment Opportunities

Building Pathways
- In partnership with the project team to support developing the pipeline of apprentice workers in South Boston and providing access to free hands-on training. Applications are posted on the project website.

Walk-On Job Applications
- The online application platform is tracked daily. The project has received 2 walk-on applications, and 1 applicant was referred to Building Pathways.

OSHA Training
- Suffolk safety team is coordinating a free training event for South Boston residents in late fall.
- Date and registration will be posted on Deconstruction Project website.
Questions?

Project Info: 776summer.com

Deconstruction Info: suffolk-lstreetstationboston.com/