

**776 Summer Street
L Street Station
Community Informational Deconstruction Meeting
September 21, 2021
Q&A's**

Thanks to all who attended our virtual Community Informational Deconstruction Meeting on September 21, 2021. All questions, whether or not there was time to answer them during the webinar, are recorded and answered in this Q&A document for enhanced public transparency. Please find them below.

General Comments

1. Very informative... good team...all give good information and have not talked down to the community... good presentation.
2. Great job, very informative, appreciate your patience.
3. Thank you for the presentation.

Community Informational Meeting Format

Q. Are we going to be able to speak or are we restricted to email and Q&A of which only the host and panelists can see? We cannot see each other. We cannot see how many people are on the call and the chat is disabled. Not comfortable in this format for transparency and community involvement.

Q. Please enlarge the photos...thank you

Q. IAG member. Have questions.

Q. I have a few questions.

Q. I am leaving meeting.

Q. The meeting cut out frequently tonight and a lot was lost. Please make sure we have a better connection for the next meeting. Thank you.

A. A virtual meeting format is being used to be consistent with the pandemic protocols and policies currently in place by the City of Boston and to enable safe and convenient participation of the largest number of neighbors. The webinar format ensures that the 776 Summer Street team is able to efficiently present and review these important materials with the community and that every community member has an equal opportunity to ask questions. All questions, whether or not there was time to answer them during the webinar, are recorded and answered in this Q&A document for enhanced public transparency. In addition, a recording of the meeting, a PDF of the public presentation, and this Q&A document are all available at www.suffolk-lstreetstationboston.com. Any members of the public who have follow-up questions of the 776 Summer Street team are invited to submit questions on this website. We apologize that the presentation images could not be enlarged during the webinar, but they may be printed or magnified while viewing the presentation online.

We apologize for any technical difficulties experienced during the webinar and have made every effort to improve individual internet connectivity.

DECONSTRUCTION PHASE & PROCESS

Project Communications

Q. How can we get a copy of the deconstruction presentation from this evening?

Q. Can the weekly updates be sent via email/text rather than posted on the site?

Q. Please provide contact information and email addresses that were discussed in a residential drop and our local newspapers.

A. A recording of the 9/21 community meeting, a PDF of the presentation, and this Q&A document are all available at www.suffolk-lstreetstationboston.com. A 3-week “look ahead” schedule will be provided on this site and will be updated on a weekly basis. You may subscribe to periodic email updates by completing the online form at www.suffolk-lstreetstationboston.com. There is also an online form to submit a question or concern to the ownership (HRP/Redgate) or general contractor (Suffolk) teams. The Community Independent Environmental Reviewer, (as further discussed below), may be reached directly at LStreet@gza.com. For any emergency issues, please call (508) 479-8503. All of the above information is also available on the website.

Project Schedule

Q. When does deconstruction officially start?

Q. When deconstruction start? rodent and asbestos high priority. Thanks.

Q. When will the deconstruction begin?

Q. What is the estimated start date of deconstruction?

Q. When will you start deconstruction?

Q. How long will deconstruction take?

Q. When will deconstruction begin?

A. As discussed at the 9/21 public meeting, deconstruction is anticipated to begin in November, pending review and approval of final permitting requirements. The current timeline posted on the website is intended to give residents visibility on the overall process with plenty of advance notice before deconstruction actually begins. Dates will be added to the timeline as soon as they are known. It is expected that deconstruction will be completed approximately 20 months after it begins.

Community Independent Environmental Reviewer

Q. I would like to know the status of the neighborhood LSP and just how they will be communicating with the neighborhood? No need to answer if this is in the presentation. Sorry asked to quickly.

A. GZA GeoEnvironmental, Inc. (GZA) has been selected as the Community Independent Environmental Reviewer. GZA is a well-established full service environmental services firm headquartered in Norwood, MA, employing 700+ staff including engineers, scientists, construction managers, asbestos inspectors/monitors, and industrial hygienists. GZA will

participate in community meetings and community questions can be submitted to them directly at LStreet@gza.com. GZA personnel, including a Licensed Site Professional (LSP) and other professionals with experience in environmental aspects of abatement and deconstruction, will be available to answer questions from the community. This represents a voluntary expansion of the commitment made in the PDA Master Plan in order to provide the community access to experts with both deconstruction expertise and soil and groundwater remediation expertise. As the ownership team and its consultants prepare reports and collect data, GZA personnel will review the reports and data and will be available to answer community questions.

State/City Inspections

Q. It was mentioned that the Dept of Public Health and other govt agencies have the right to inspect. Have any agencies committed to performing inspections on a regular basis and if so, with what frequency and how will they present findings to the public?

A. City agencies such as the Inspectional Services Department, the Department of Public Health and others as well as the Massachusetts Department of Environmental Protection have the right to make periodic and unscheduled on-site inspections at the frequency and on the schedule they deem appropriate. The project team will support any and all inspections by city and state agencies.

Worker Parking During Deconstruction

Q. In community meetings, the project owners promised to build parking areas in the site for workers. Where and when will they be created?

Q. Regarding parking for construction workers? Any provisions for workers not to use adjacent/close resident parking?

Q. Will the project be running shuttle buses from black falcon or expecting workers to walk?

A. In order to minimize impacts to the South Boston neighborhood, the project team is reviewing parking options and accessibility from surrounding lots. An update will be provided at the next public meeting on 10/19.

Traffic Control and Pedestrian/Bike/Bus Safety

Q. During the deconstruction of the 1922 building along 1st street it appeared that there was loss of the east bound lane on first is that correct. If so, how will the traffic be handled? is there a loss of parking for the Shag building folks? wow sorry again asked again to quickly... it was covered....

Q. Hi there, will there be any bike lanes along Summer Street during deconstruction or will there just be the two lanes for cars?

Q. Will there be police details for traffic safety. Thanks.

Q. How many exits and entrances to the site? How are you taking parking lane? What will residents do?

Q. What are you going to do to make the traffic in this already congested small neighborhood better?

Q. Sidewalk on 1st section of E 1st across from site is barely passable as it - what measures will help ensure pedestrian safety?

Q. If the bus stop will remain where will people stand to wait for the bus?

A. In order to provide appropriate pedestrian protection, it will be necessary to temporarily close sidewalks and parking lanes adjacent to the site along Summer Street and East 1st Street at different times during the deconstruction phase. The closures are anticipated to occur sequentially and not simultaneously in order to minimize disruption. As shown in the plans reviewed at the 9/21 meeting and available at www.suffolk-1streetstationboston.com, it is anticipated that these closures will occur on Summer Street in months 1-15, during which time no changes will be made to East 1st Street. It is then anticipated that the Summer Street sidewalk and parking lane will be reopened for months 16-20 during which time the sidewalk and parking lane along the north side of East 1st Street will be closed. No closures are anticipated on the opposite sides of the streets. Signage will be added for pedestrian communications and accessibility.

No traffic lanes are intended for closure during deconstruction and the existing bike lane at the northern end of the site near the Dedicated Freight Corridor will not be modified. The current bus stop, waiting area and accessible sidewalk on Summer Street at the southern end of the site will remain throughout deconstruction. The project will use police details for traffic and pedestrian safety throughout the deconstruction process. In order to minimize traffic impacts to the neighborhood, trucks will enter and exit the site via three gates along Summer Street and will not use East 1st Street except for emergency egress. Only a limited number of staff vehicles are expected to use the East 1st Street gate.

Numerous roadway and sidewalk improvements have been committed to as part of the future development of 776 Summer Street, including the installation of smart signals and fiber optic connectivity along Summer Street between Drydock Avenue and E. Broadway, and the widening of sidewalks on both sides of East 1st Street. These improvements will provide significant benefits for the community in the form of traffic improvements and an improved public realm experience. They will be delivered with future phases of the project as documented in the approved Master Plan.

Truck Routes

Q. Have you looked into Barging the Material out of Conley terminal and minimizing truck impact to the neighborhood?

A. In order to minimize traffic impacts to the neighborhood, trucks will enter and exit the site via three gates along Summer Street and will not use East 1st Street except for emergency egress. The project team did evaluate the use of barges, however, it was determined that minimizing the handling of debris, and therefore any associated risks, was best achieved by trucking it directly off the site.

Street Cleaning

Q. Regarding Street cleaning? Since a high volume of trucking is anticipated during deconstruction, will Suffolk utilize a street cleaning truck outside of work site?

A. Yes, street cleaning will be performed on roadways that are impacted during deconstruction.

Onsite COVID Precautions

Q. What are the Covid protections in place? Will all personnel be vaccinated?

A. Current CDC and local City of Boston Guidelines will be followed on site.

Safety During Deconstruction

Q. In the opening of the meeting it was stated there was misinformation being circulated about Chicago. What happened in Chicago was well documented in the news as well as newspapers. There was also runoff from the site. There are multiple lawsuits stemming from the implosion. Lawsuit monies can't buy health or life. Months later, new demolition company and similar results in NJ. What will be different in South Boston?

A. HRP's top priority is always to protect human health and safety and the environment, and each phase of every project is designed with those issues in mind based on the site's unique characteristics. The deconstruction, dismantling, and abatement of the existing structures at 776 Summer Street will receive that same care, and HRP will keep local residents informed about upcoming work at the site, just as we do on every project.

As discussed in our 9/21 public meeting, given the size of 776 Summer Street's site, proximity to the neighborhood and other characteristics, HRP does not intend to utilize the implosion method to demolish any of the existing structures on site. Just as we have always done, we will make every effort to keep our neighbors in South Boston informed of the work on site, including with regard to the dismantling of the site's existing structures.

Vibration Monitoring

Q. I live at 621 East 1st St. We need in-our-building vibration monitoring and wall cracking, etc.

A. Interior building survey and vibration monitoring will be performed in select locations around the immediate perimeter of the project site. Information about optional preconstruction surveys were mailed to neighbors immediately adjacent to the project in September.

Rodent Control

Q. Will rodent control be extended/provided to abutting buildings in addition to onsite given rodents don't recognize property boundaries?

Q. Rodent abatement needs to happen on the outside as well as the inside of the property. Why would it only be the inside? The work will disrupt their burrows and they will be trying to get out. As Councilor Flynn said, an inspector should be there daily, not every 2 weeks.

A. 776 Summer Street has been continuously monitored for rodent control since it was first acquired in 2016. The project team will continue aggressive rodent control during

deconstruction. A site survey is being conducted to evaluate potential areas of concern and a licensed exterminator will provide traps & bait around these key areas and confirm compliance with [City of Boston regulations](#).

The deconstruction rodent control plan as presented at the 9/21 community meeting called for on-site inspections by a licensed exterminator every two weeks, consistent with the City of Boston requirements. However, in response to comments received during the meeting, the project team will expand the plan to include weekly on-site inspections by a licensed exterminator and daily monitoring by project staff throughout the deconstruction phase.

Work Hours and Noise Control

Q. Can a Massport representative talk to the fact that deconstruction will be happening at same time as new cranes from China will be coming online. How will noise be managed so as to distinguish SOURCE?

Q. There should be no permits for weekend work, period!

Q. No second shift. The community will need rest and relaxation from 5 days of work. The focus should be on the community and what's best for the community.

A. Please note a MassPort representative was not present at the 9/21 meeting hosted by the 776 Summer Street team. We will be taking a number of measures to ensure that noise levels will comply with the City of Boston limits set for construction activity. The majority of work on site will occur during the City of Boston's regular construction hours from 7 am to 5 pm, Monday through Friday. Occasional work may occur by permit on Saturdays. Only quiet work within buildings will occur on 2nd shift (4PM-11PM) so as not to disrupt neighbors. Please note that given the mechanical nature of the deconstruction means and methods, high impact or vibratory activities are not anticipated. Additionally, noise monitors will be set up to detect any possible exceedances of allowable limits so that corrective action may be taken immediately.

Regulated Materials Abatement and Dust Mitigation

Q. I live a block away and have a newborn. How do you expect to mitigate all dust and contaminants, and how will you be held liable if you do not?

Q. What is being done to contain dust, smoke, hazardous materials from entering the community?

Q. Asbestos is not the only concern here. What other chemicals are in the stacks and buildings are a concern to your LSP as well as the independent LSP and what is the procedure to remediate?

Q. Will the site be tented during demolition?

Q. What is negative air pressure?

Q. Are there parts of the deconstruction plan that are riskier than others in terms of air quality? Can the timing of that be communicated with the community?

A. An initial site survey was performed earlier this year to identify regulated materials present on the site and determine their quantities and locations. Regulated materials present include asbestos containing materials (ACM), oil-filled equipment (such as transformers and

capacitors), mercury containing switch gear and pressure monitors, lead-based paint, and guano (bird waste). Each type of regulated material will be scheduled and sequenced for abatement to ensure the removal of the material is safe for the workforce performing the work and does not lead to contamination of the local environment. Each of these waste types will be segregated for disposal at the appropriate permitted facilities.

Buildings will be abated before being carefully dismantled. For asbestos removal, the buildings themselves will be used as part of the barrier system between the abatement work and the surrounding environment. Existing openings will be sealed to create a continuous envelope. Inside the buildings, the abatement work will proceed in phases and will be performed in “containment” areas that are negatively pressurized, meaning that the air pressure inside the containment areas is lower than the air pressure outside the containment area. This ensures that airflow moves into the containment area rather than out to the surrounding environment. This means that particles, such as asbestos, from inside the containment area will not flow to the outside. The containment areas themselves are equipped with high-efficiency particulate air (HEPA) filtration to capture particles so that they are not released to the environment, inhaled by the abatement workers (who also wear highly specialized personal protective equipment), or otherwise associated with an uncontrolled exposure.

Dust mitigation measures will be employed by NorthStar, the abatement and demolition subcontractor, as they perform their work on-site. These measures include using atomized mist and water hoses during active deconstruction and debris handling operations, keeping unpaved areas in a moist condition, regular cleaning of paved areas, using wheel washes at all site exits, and ensuring that departing loads are fully covered prior to exiting the site. Daily inspections will be performed by the general contractor, Suffolk Construction, and NorthStar.

Dust Monitoring

Q. What about the dust that will go beyond the immediate perimeter? (I.e. E 2nd, E 3rd, M St)

Q. Are you going to communicate publicly the results of daily monitoring on asbestos performed by TRC?

Q. What site(s) can the public visit to monitor the reporting on air quality/asbestos/dust/rodent control and progress on this project? How frequent will updates be posted? And who does the public contact if they have questions/issues?

Q. How will any air quality or environmental accidents be communicated in real time to the community?

Q. How fast will contaminate/dust data and reports be available to the community?

Q. Is there a notification for if the air quality reaches a threat level?

Q. Is there a way for the public to be aware of the air quality monitoring number 24/7?

A. In addition to the precautions taken during abatement activities and the dust mitigation techniques described above, the 776 Summer Street team has committed to a voluntary perimeter dust monitoring program as one of the ways to confirm mitigation measures are effective. The 776 Summer team has defined the parameters of this monitoring program,

which includes taking baseline readings of existing conditions, currently being performed. An update will be provided at the 10/19 community meeting and additional information will be posted to www.suffolk-1streetstationboston.com as available.

ONGOING PERMITTING

Boston Landmarks Commission Process

Q. What building is the landmark commission trying to preserve?

Q. When did BLC release 4 buildings? At last check, Hilco deferred at BLC. Was there an Article 85 meeting to release 4 buildings? If so, when?

A. In accordance with the Boston Landmark Commission's (BLC) regulations, the project filed an application for Article 85 Demolition Delay Review for five buildings in April 2021. After their review, which included a public notice and comment period in late June and early July, the BLC staff determined that four of the five buildings were not historically significant. They therefore waived further review of those four buildings, as is typical of their process when they determine a structure is not historically significant. The fifth building, the 1922 Boiler House façade, located at the corner of Summer Street and East 1st Street, is subject to Article 85 review and BLC staff requested an analysis of 2 alternatives to demolition, which the project team provided to BLC in mid-August. In accordance with BLC requirements, a public meeting organized by the Mayor's Office of Neighborhood Services, was held on August 23, 2021. At this meeting, the 776 Summer Street project team presented an extensive investigation of both the history and structural integrity of this façade, as well as the two requested alternatives. A BLC hearing is scheduled to review this façade on October 12, 2021. Details and public notice for that meeting can be found on the City of Boston calendar at <https://www.boston.gov/public-notices>.

Parks and Open Space

Q. I am Carrie Marsh Dixon, Executive Secretary of the Boston Parks Commission. I do not wish to speak tonight, but do note that this project is adjacent to Christopher Lee Playground. The demolition plan for the project will be reviewed by the Parks Department prior to its approval of the demolition permit. I have provided that request to the BPDA and the Superintendent at Suffolk who applied for the permit, and look forward to receiving further information for review. Thank you.

A. Thank you, Executive Secretary Marsh Dixon. The project team has submitted the requested information to your office for review in advance of the deconstruction phase. We have appreciated the coordination with the staff of the Boston Park Commission to date and look forward to ongoing coordination with the Commission to ensure that the open space and recreational benefits of the neighborhood are not only uninterrupted during deconstruction and construction, but also enhanced in perpetuity. As you know, the 776 Summer Street team committed \$1,750,000 to Medal of Honor Park and Christopher Lee Playground as part of our community benefits package in the Master Plan approved by the BPDA board in January 2021. Of this amount, \$1,000,000 is dedicated to make capital improvements to these open spaces, and \$750,000 will be used to create an endowment for improved activation, operations and maintenance. As documented in the Master Plan, the

project will make this contribution upon receiving the certificate of occupancy for the first new building on the site. We look forward to continuing to work with you.

FUTURE DEVELOPMENT

Open Space and Waterfront Park

Q. Hello! I'm very excited about this coming to the neighborhood. I understand that this is going to be constructed over the next 10 years but I'm having a hard time finding any sort of timelines of what will be open when. Would you be able to talk through this? I'm interested generally but more specifically excited about when the waterfront park will open.

Q. How will it work having a waterfront park right in front of a designated freight corridor bridge where hundreds if not by the time the Conley terminal is fully developed will be in the thousands work for the people using this "waterfront park"? With tons of diesel exhaust spewing from all these trucks.

A. **The waterfront park is intended to be a community asset for the South Boston neighborhood. While project phasing is not definitively known, since it is partially dependent on market conditions, the 776 Summer Street team currently anticipates that the majority of the waterfront park will be delivered with the first phase of vertical construction. The first phase of vertical construction is anticipated to begin immediately upon completion of deconstruction, or in approximately mid-2023. The park will offer both passive and active spaces, will fill in a missing link of the Boston Harborwalk and will provide new opportunities for urban recreation at a waterfront site that has been closed off to the South Boston community for over 120 years.**

Approved Uses Onsite

Q. The 'photo' showed lab science buildings on the Summer Street end of the project. I thought those were on the port end of the project with the hotel and resident buildings located on Summer Street end. Why have things shifted?

A. **The Board of the Boston Planning and Development Agency approved the Master Plan for the Planned Development Area for L Street Station on January 14, 2021. The approved Master Plan allows for a mix of residential and commercial uses along Summer Street. There has been no to change to the approved Master Plan.**

Job Creation

Q. How many jobs are projected to be created during the development?

A. **Over the course of the deconstruction and vertical construction phases, the project is estimated to create approximately 2,500 construction jobs. Once complete, it is anticipated that approximately 1,500 permanent jobs will be created as a result of the project. Currently, the project team is working with Building Pathways, Excel High School and others to promote construction trade careers and connect local residents with job opportunities onsite. A virtual job fair is scheduled for November 1 from 5-6:30 PM. Those interested may register at <https://events.blackbirdsvp.com/776-summer-street-job-fair>. This information is also available on our website at www.suffolk-lstreetstationboston.com and additional events will be posted as they are scheduled.**

South Boston Community Parking Spaces

Q. We had been told at previous mtgs that parking for the neighborhood would be included in the form of a large garage space. Is this still in the plan?

A. As committed to in the Master Plan approved by the BPDA Board in January 2021, once completed, the project will provide 120 parking spaces free of charge to South Boston residents on nights, weekends and snow emergencies. This represents approximately ten percent of the total parking spaces to be provided on the site in a combination of below-grade, at-grade, above-grade and/or surface spaces.

MassPort Residential Deed Restriction

Q. Is the residential deed restriction that Massport holds still in place? If yes, what is the process/timeline for you to that lifted?

Q. How did you know Massport would lift the residential ban? Isn't inside knowledge and using prior friendships for a lower price considered illegal?

Q. Will there be anything in the lease for potential tenants they will need to tolerate the noise from Conley terminal, 24 hour 7 days a week operation?

A. The Massachusetts Port Authority (MassPort) holds a residential deed restriction on the property negotiated with the previous owner of 776 Summer Street. The Master Plan approved unanimously by the BPDA Board in January 2021 includes residential uses on the site. The project team has worked hard to ensure that residential uses on the site will not have a negative impact on the operations of the adjacent Conley Terminal which is an important economic driver for the City of Boston and the Commonwealth. Any residential uses would be built with the same level of sound attenuation criteria that MassPort requires on residential buildings built on its own land throughout South Boston. Appropriate provisions acknowledging the proximity of Conley Terminal and its operations will also be made in residential leases and sales documents. The project team is currently working with MassPort on the appropriate terms for lifting the deed restriction to allow the much needed housing units, including 16% affordable units, to be built on site.

Affordable Housing

Q. My neighbors are being displaced due to home owners are renting out to high end renters. Can you help some of our senior renters with subsidized rents? Give me a number of units you can help us with. My elected officials can follow up for us. Thanks.

A. In contrast to many development projects in the City of Boston, the 776 Summer Street team committed to providing all affordable units on-site, adding to the affordable housing supply in South Boston. In compliance with the City's Inclusionary Development Policy, 13% of all units will be affordable. Furthermore, the 776 Summer Street team made an additional extraordinary commitment to set aside another 3% as middle-income units. Combined, the 16% of deed restricted units will be available to individuals and families at a variety of income eligibility levels in order to help address the full range of housing needs in the community. Lastly, the project will contribute approximately \$9,800,000 in linkage payments for off-site affordable housing creation (2021 linkage fees).