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Lincoln Property Co. receives approval for Seaport Circle project

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Boston, MA Lincoln Property Company (LPC) received approval from the Boston Planning and Development Agency (BPDA) for the 1.9-acre on Parcel H called Seaport Circle, a mixed-use development featuring 650,000 s/f of life science research and office space on the MBTA Silver Line on Massachusetts Port Authority (Massport) land.

In addition to a purpose-built lab, office, and retail, LPC plans to build a 15,000 s/f stand-alone Life Science and Technology Career Training Center (the Pavilion) with an ambitious mission focused on training for skilled jobs in life sciences and adding talent to the pipeline of opportunity in the Boston area's exploding life science sector.

The project will achieve an impressive 90% projected reduction of natural gas use. A generous at-grade urban terrace will be programmable for public use and events. The pedestrian link will connect life sciences workers and students utilizing the training facility to transit as well as shopping,

dining, entertainment, and green spaces.

The project will create a new MBTA Silver Line station integrated into its lower levels. Based on survey feedback from transit riders, the LPC team designed the station to be entirely weather protected with good lighting and visibility, and it will feature retail and generous seating.

“This is an exciting step forward for Seaport Circle on one of the last remaining undeveloped sites in the Seaport.” said Scott Brown, executive vice president, Lincoln Property Company. “Seaport Circle is designed for companies looking for a global headquarters in the fastest growing life science cluster in the U.S. This project will bring a wide array of opportunities, such as job training, the MBTA’s Silver Line station and a new outdoor space that can be programmed for events that will reconnect the Seaport to Boston’s neighborhoods.”

Seaport Circle will create approximately 2,500 permanent jobs, 1,159 construction jobs, and train approximately 2,000 students per year for careers in the life sciences industry.

The project is pursuing LEED Platinum designation, with a 90% reduction in natural gas use. The two-tower design will provide flexible floor plates ranging from 25,000-70,000 s/f. In addition to class A lab and office space, the building will include tenant amenity spaces and 5,000 s/f of retail space. In addition to the revitalized Silver Line Station, 237 long-term and 34 short-term bike spaces will be available.

The Pavilion will be a unique public space that will establish a new gateway and resource for Boston area residents to careers in the innovation economy. LPC is working with partners The Gloucester Marine Genomics Institute (GMGI), Just-A-Start, and MassBioEd to provide a wide variety of technical training programs in 15,000 s/f stand-alone facility. In addition to classrooms and lab space, the Pavilion and the main buildings will provide much-needed community meeting rooms, event, and conference space.

The development site is owned by the Massachusetts Port Authority (Massport), which owns and operates Boston Logan International Airport, Hanscom Field and Worcester Regional Airport, public terminals in the Port of Boston, and commercial and maritime industrial properties. Massport selected the LPC team in early 2021, following an extensive competitive RFP process, for its proposal to create a world-class life science destination backed by strong commitments to diversity, equity, and inclusion, which responded very well to Massport’s prioritization of DEI in its real estate RFP process. “Seaport Circle is an incredible project, which will enhance public transit, expand access to careers in the life science industry, and build upon Massport’s Diversity Model,” said Massport chief development officer Andrew Hargens. “The project will advance Boston as a leader in the innovation economy, and we are excited it has secured BPDA approval.”

The project team includes an architectural collaboration amongst Arrowstreet, Moody Nolan and Studio Eneé, with approximately 40% of the overall design team comprised of M/WBE firms. Upon completion, the building will be operated by a partnership between LPC and UHM, a Boston-based MBE property management firm, which will enable UHM to expand into the life science market. The

project is expected to break ground in early 2023.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540