

From: Steve Hollinger mail@sjh.com 
Subject: Fan Pier Parcel H Cultural RFI (23,577sf) — Informational Meeting on 8/10
Date: August 3, 2026 at 3:47 PM

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Dear Richard,

I hope this email finds you well.

Please confirm receipt of this email and provide me with all information, including time and location of the “Informational Meeting” on 8/10/26 regarding the Cultural Space RFI issued on 7/27/26 (attached) for tenancy of 23,577 square feet of Cultural Space required under Fan Pier’s Chapter 91 license on Parcel H. The space includes just under 5,000 sf on the ground floor and the entire 2nd floor.

I would like to attend.

I’ve CC’ed Shirley Leung, Jon Chesto, Catherine Carlock, Tim Logan and a number of other reporters/journalists, and encourage them to attend.

Having been deeply engaged in the permitting of Cultural Space FPAs on Fan Pier (and beyond) dating back 30 years, I’ve kept (at least) Jon, Shirley, Tim and Catherine apprised of my interest in seeing Seaport’s “gamechanging” civic and cultural spaces meet potential through multiple mayoral administrations. This particular cultural space on Parcel H, now being delivered, ranks **among the most significant opportunities to introduce meaningful cultural use to the district (and Boston) outside of the ICA.** ICA’s permitting and groundbreaking by the Pritzker family 25 years ago (already in construction during Fallon Co.’s purchase of the 21-acre master plan) was and remains a remarkable milestone in Seaport history. Grub Street, which (thanks in part to Fallon Co.) pioneered the first competitive RFI process for tenancy of civic/cultural space, marked another major milestone.

Unlike ICA’s building development and operating costs, which were expected to be financed by ICA itself (having received the land from the Pritzkers at a nominal fee), the new Parcel H Cultural Space (like Boston Boat Building and Grub Street within Fan Pier’s required 107ksf cultural space contribution) was never expected to succeed without direct subsidies from the Fallon Co. and (longer-term) the Fan Pier association, the entity that pays for park maintenance of the 21-acre master plan.

Unfortunately, as usual, BPDA and DEP failed to dot every ‘i’ and cross every ‘t’ in legally binding documents.

I was disappointed to learn that the Parcel H space has been saddled with seemingly monstrous costs, including 6.08% of the General Common Expenses of the luxury condo building, which together could require a cultural tenant to pony up well over \$1 million annually. I was equally disappointed to read that the buildout contribution will be a mere \$25 per square foot, 1/8th the actual cost of Grub Street’s buildout costs (\$400psf), as I understood them to be. Compared to \$25psf, the lowest buildout contribution I’ve seen over the past decade has been \$50psf, at the Related Beal project in Fort Point.

Jon, Shirley, Tim, Catherine et al. may not recall the Chapter 91 advocacy a decade ago from Boston’s business community (led by the Chamber and NAIOP) that **resulted in an amendment at DEP that allows failed Chapter 91 Cultural FPAs to be converted to Facilities of Limited Accommodation — commercial uses such as dentist offices, yoga studios and more. If this the current objective, if the space fails due to the overwhelming costs, it would be helpful to hear of a post-fail vision for the space.**

It was already heartbreaking that BPDA and DEP paid absolutely no attention to the quality of the space (columns, etc.), or ceiling height during design review circa 2024, despite MOAC’s investment in a Cultural Plan completed in 2024, and despite my constant drumbeat calling attention to the potential of this space.

We all will have an opportunity to assess the quality of the space during this tour.

We've known each other a long time, Rich. I'll be carrying the torch for a cultural tenancy and use that truly elevates Boston to the class of cities (and waterfronts) it competes with worldwide. A fair-to-middling outcome, though perhaps acceptable to regulators, the Chamber and NAIOP, won't be acceptable to me.

Certainly, additional support of Fallon Co. will be needed, for me and those with whom I align myself to feel satisfied by this disappointing process.

Best,
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