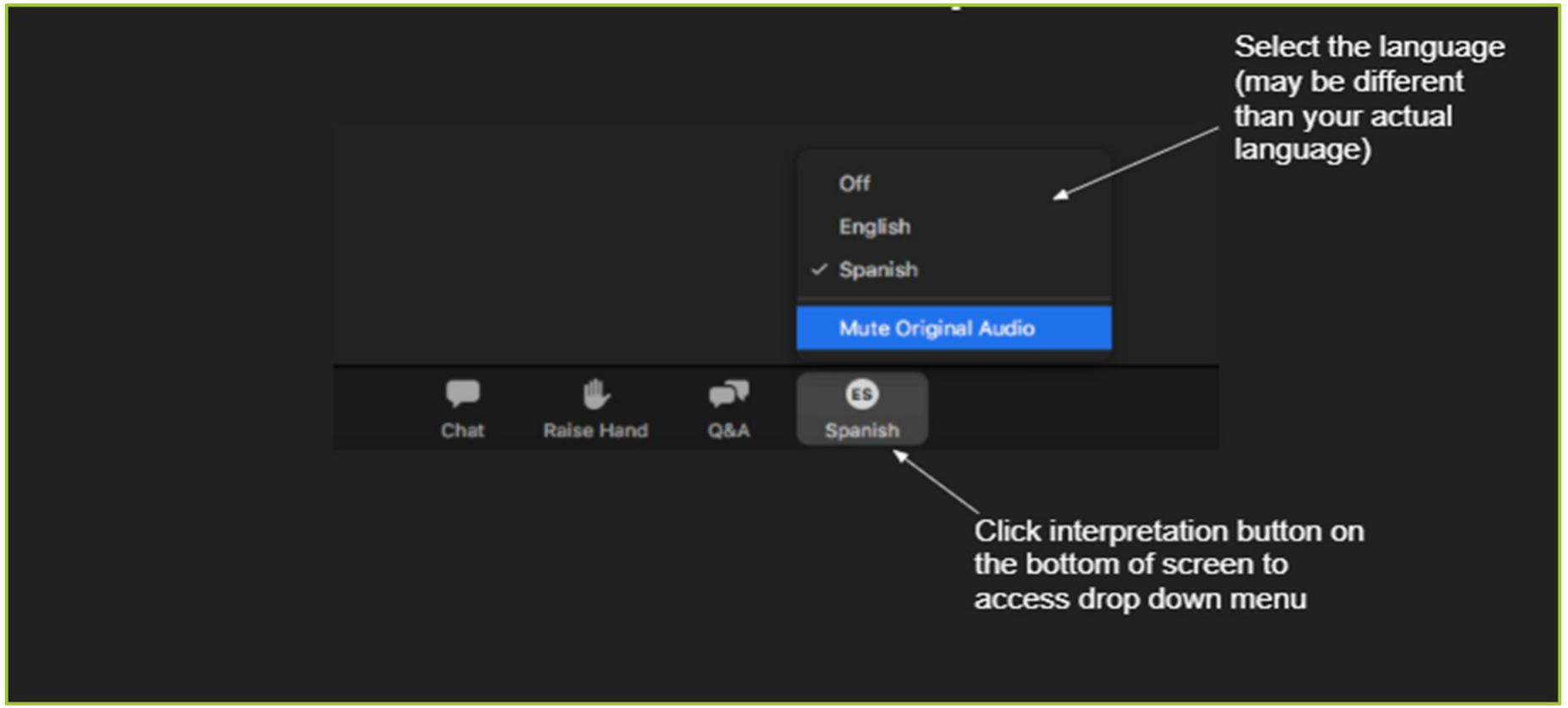


290 North Beacon Public Meeting

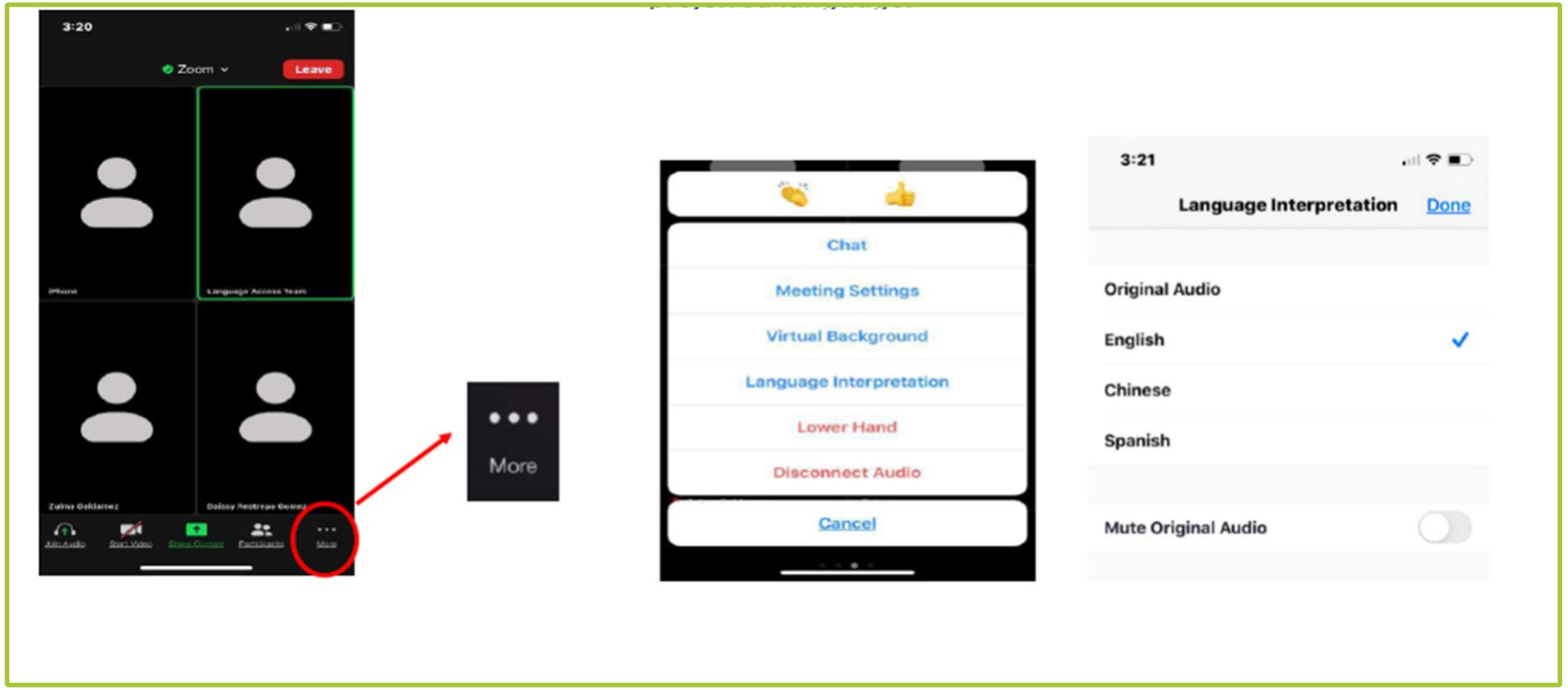
Music · Arts · Community

How to access interpretation



To access language channels

...On your smartphone or tablet click ‘more options’ shown as ‘More...’ this will lead you to a menu of options, from there click interpretation and select English, Spanish, Haitian or Chinese to connect to your preferred language.



How to use Zoom



290 N Beacon |

Welcome

290 N Beacon | Agenda

Where we've been

- Reintroduce 290 N Beacon

What we've learned

- Review priorities

Where we are going

- 290 N Beacon Pilot
- Next steps and ongoing engagement
- Discussion questions and Q+A

290 N Beacon | Introductions

Public development team

bha x MOAC

Design team

ISA x ASSEMBLE x SUPERNORMAL


Charles River
Boston Landing
Highway + Train
North Beacon St
"IHOP Triangle"
Market St
Faneuil Gardens Community
290 N Beacon
McKinney Park
Industrial Area
Goodenough St.
Brighton MA

290 N Beacon | Where we've been

Community Advocacy

City of Boston transfers site to BHA

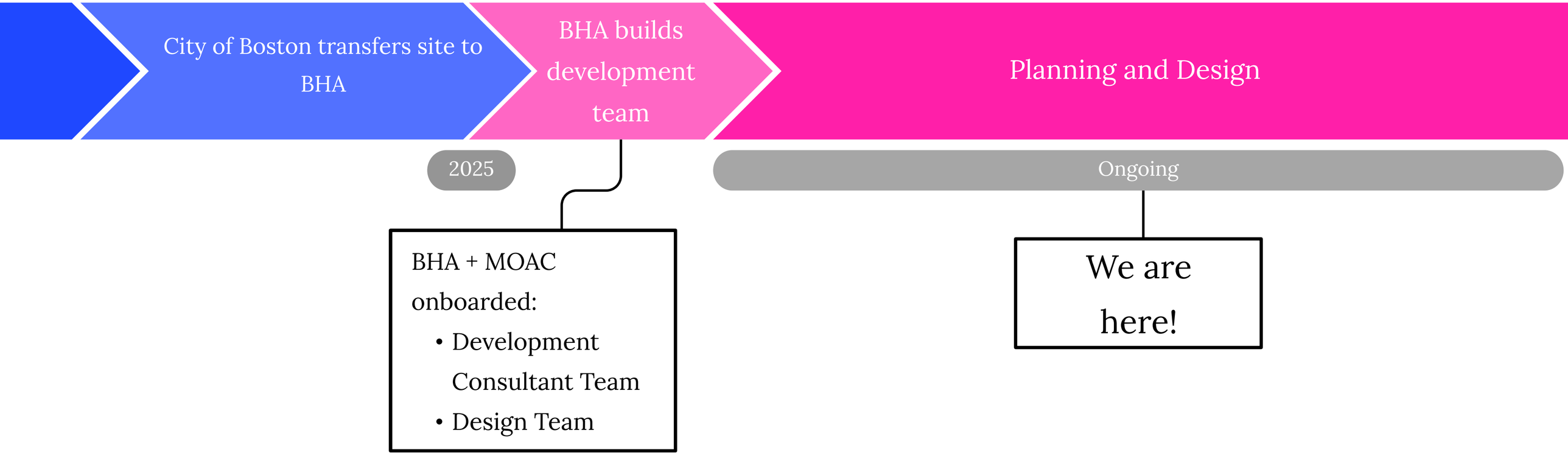
2023-2024

2025



290 N Beacon identified as a public benefit for the music and arts community after facing displacement

290 N Beacon | Where we've been



290 N Beacon | Engagement history

Planning and Design

Ongoing

- Virtual Public Meeting *December 2024*
- Outdoor Public Meeting *July 2025*
- Small Stakeholder Meetings/Studio Tour 2025 - 2026
- Virtual Public Meeting *April 2026*







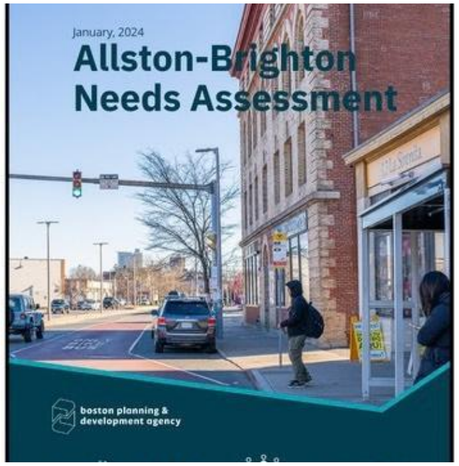
290 N Beacon | What we discussed last time

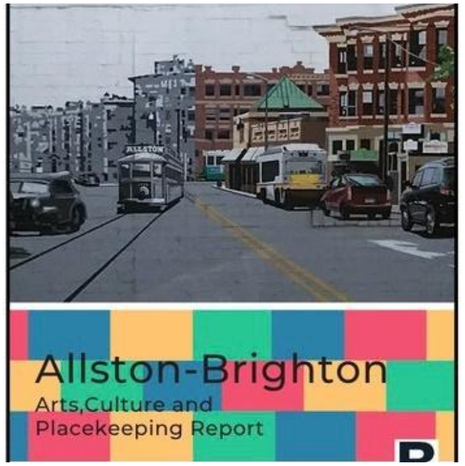
Planning and Design

Ongoing

- Neighborhood Context,
- Wider Planning Context,
- Music, Arts and Culture Context,
- Site and Building Findings,
- Early Design Considerations,

Virtual Public Meeting
April 2026







290 N Beacon |

Priorities

290 N Beacon | Priorities



40,000 sq ft of space for musicians



Affordable housing



Public ownership

290 N Beacon | What we've learned

- Musicians are facing immediate pressures around access to space - faster delivery is a priority

- Artists want the basics - a dedicated safe space that they can make their own

- People want a space that connects residents and musicians

290 N Beacon |

Moving Forward

290 N Beacon | Moving forward

We have an exciting opportunity to pilot a music, arts and community space at 290 N Beacon. The pilot gives us the opportunity to:

- Deliver space faster: rehearsal, performance, making, and gathering
- Co-create with community
- Test models and adjust for future, permanent spaces

BHA and MOAC will deliver a speedy partial renovation of the 290 N Beacon building so it can be utilized as a musician, artist, and community space while the longer term plan is being developed.

290 N Beacon | Responding to what we've learned

- Musicians are facing immediate pressures around access to space - faster delivery is a priority
  - **Delivering pilot space in Winter 2027 (in a few months!)**
- Artists want the basics - a dedicated safe space that they can make their own
  - **The pilot will be a safe upgraded space for musicians and artists**
- People want a space that connects residents and musicians
  - **The pilot will be an opportunity to connect musicians, artists, Faneuil residents, and the public**

bha

MO
AC

290 N Beacon | Pilot space



The BHA and MOAC are investing $1.25M towards making useable community and artist space in the warehouse, repairing the front lot, and making the building functional and safe.

290 N Beacon | Pilot space

The $1.25M covers:

- Artist and musician spaces (18 total)
- Flexible community space
- Kitchenette
- Bathrooms
- Entrances, exits, fence
- Renovating front lot

We are upgrading key building safety measures such as fire protection, plumbing, and electricity.

ISA


MUNICIPAL PIER
No 9
CHERRY STREET PIER




MARKET
EAST




ALMOST FAMOUS
WE MAKE GRILLZ
Almost Famous



Existing Building

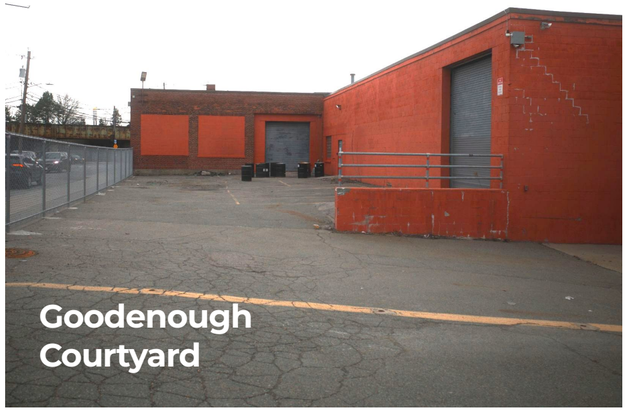




Existing Building



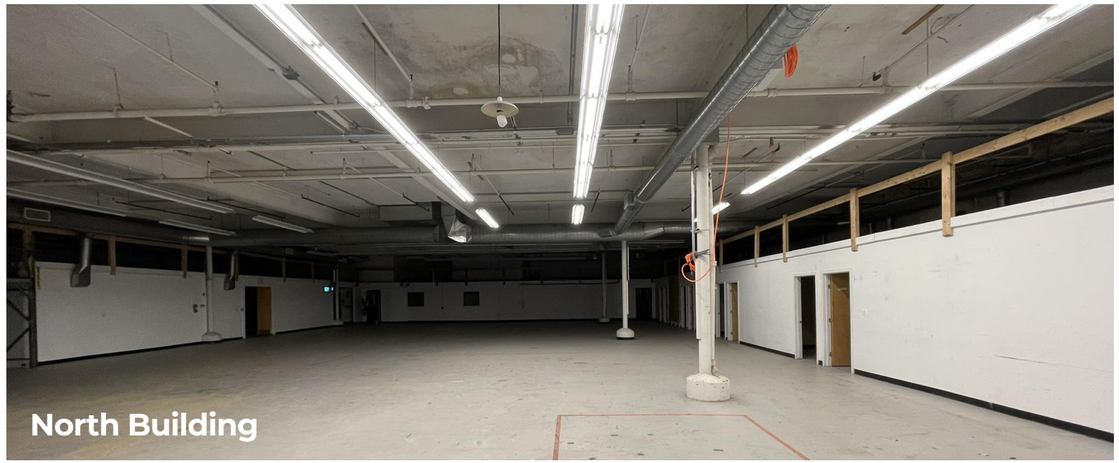
N Beacon
Facade


Goodenough
Courtyard

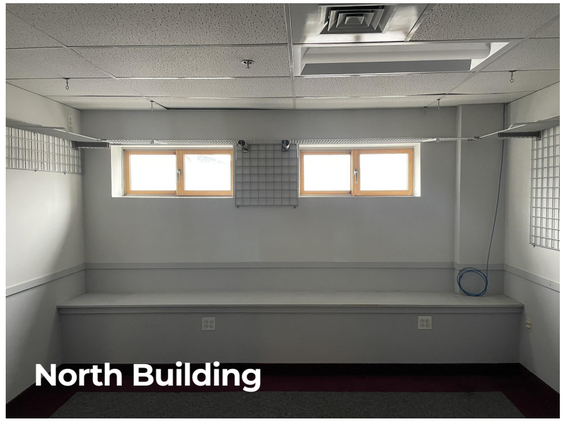


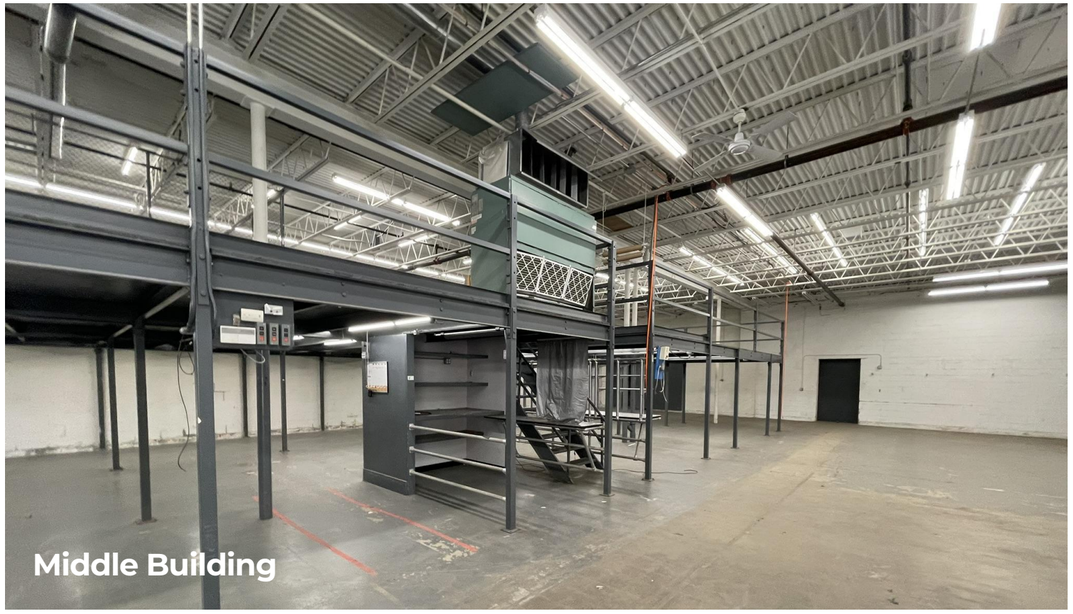
Goodenough
Facade

Existing Building


North Building


North Building


North Building


Middle Building


South Building

Goodenough Courtyard / TODAY

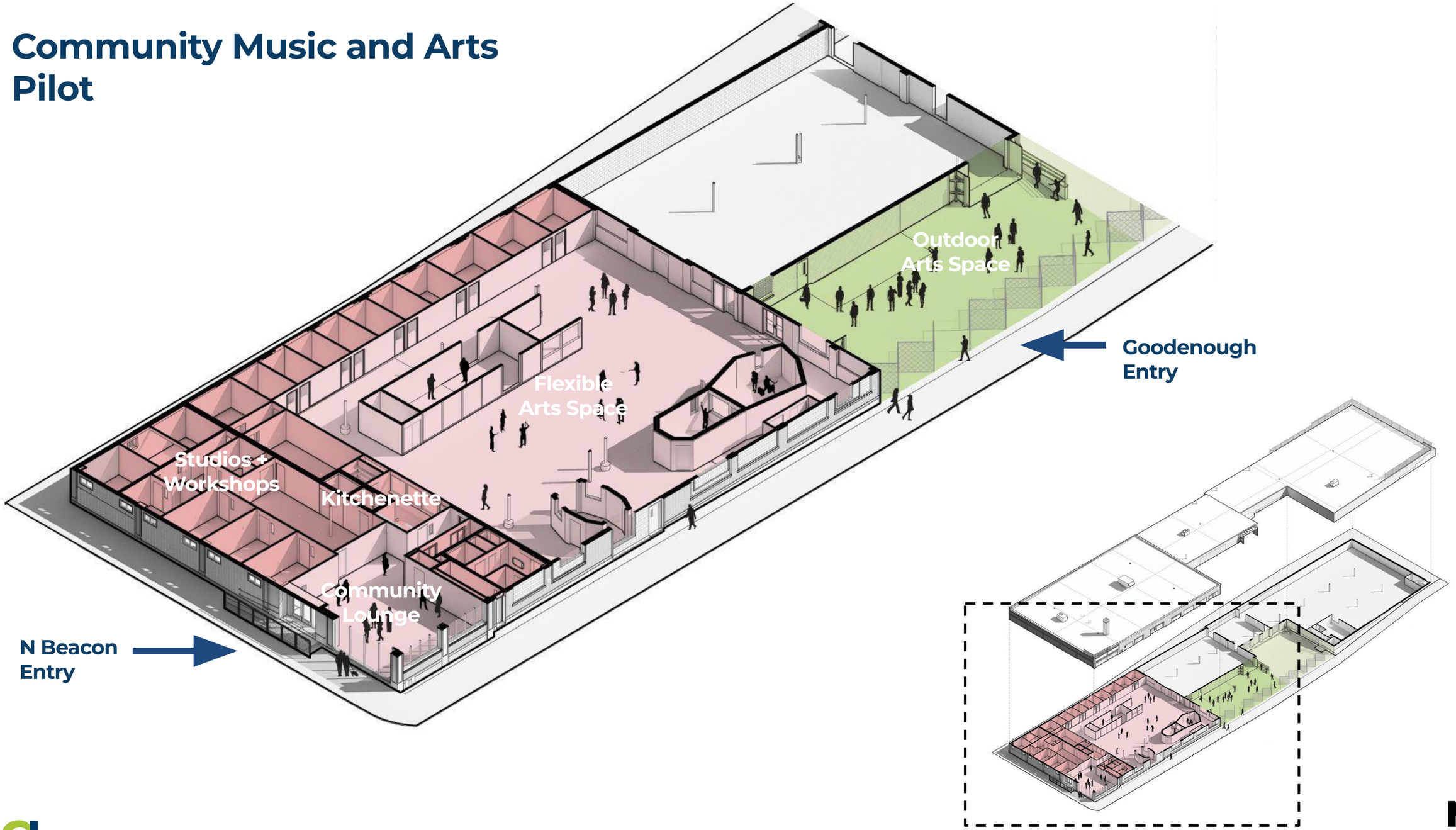


Goodenough Courtyard / FUTURE



AFTER

Community Music and Arts Pilot



N Beacon & Goodenough



EXISTING

N Beacon & Goodenough



FUTURE

Entry Views

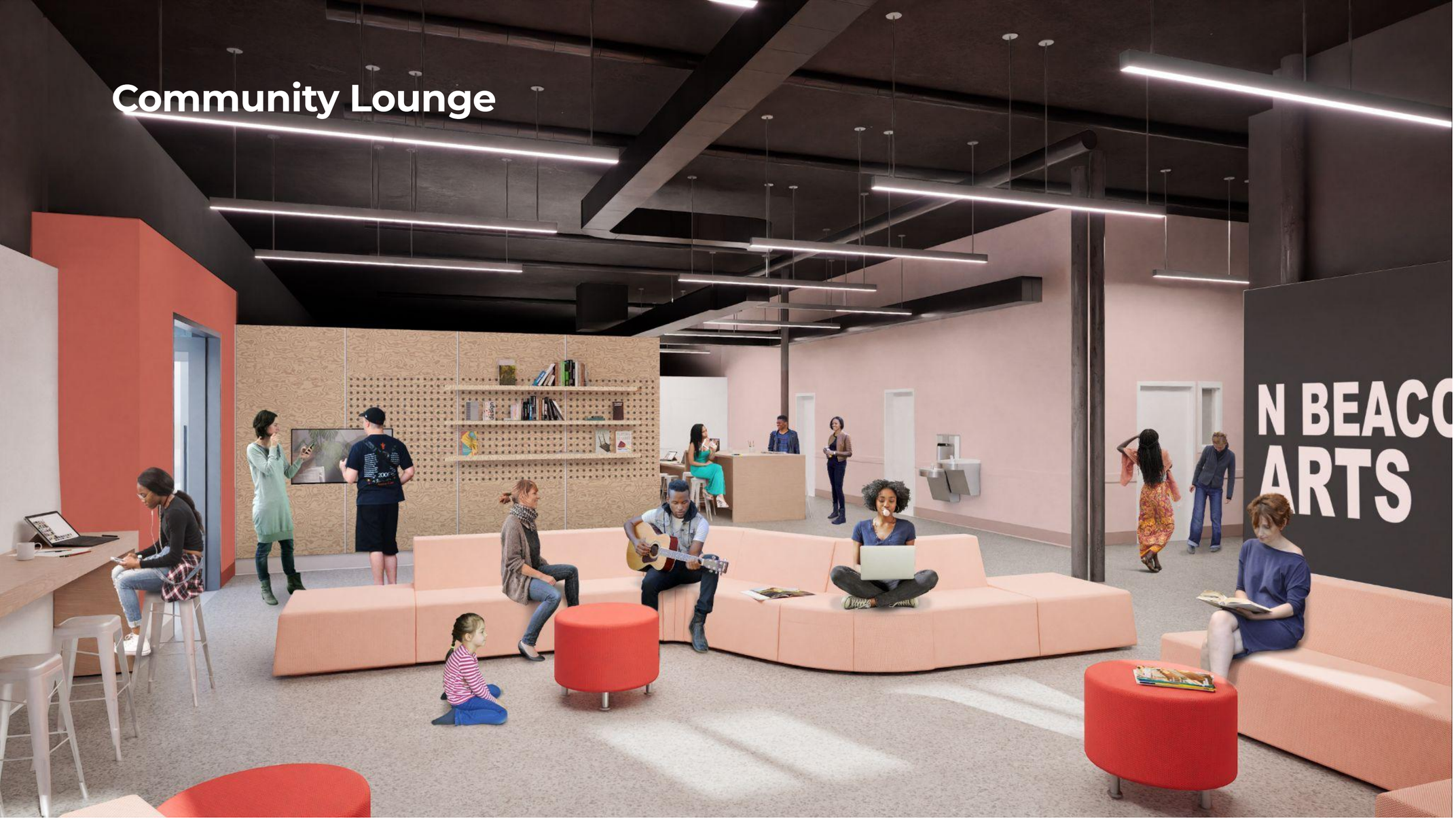
N Beacon Entry



Goodenough Courtyard Entry



Community Lounge




Flexible Arts Space




Interior Views

290 N Beacon | Where we are now

Construction Updates





Demolition work ongoing, construction on track to be complete Winter 2027

290 N Beacon | Next steps

October 2026 - Construction has begun

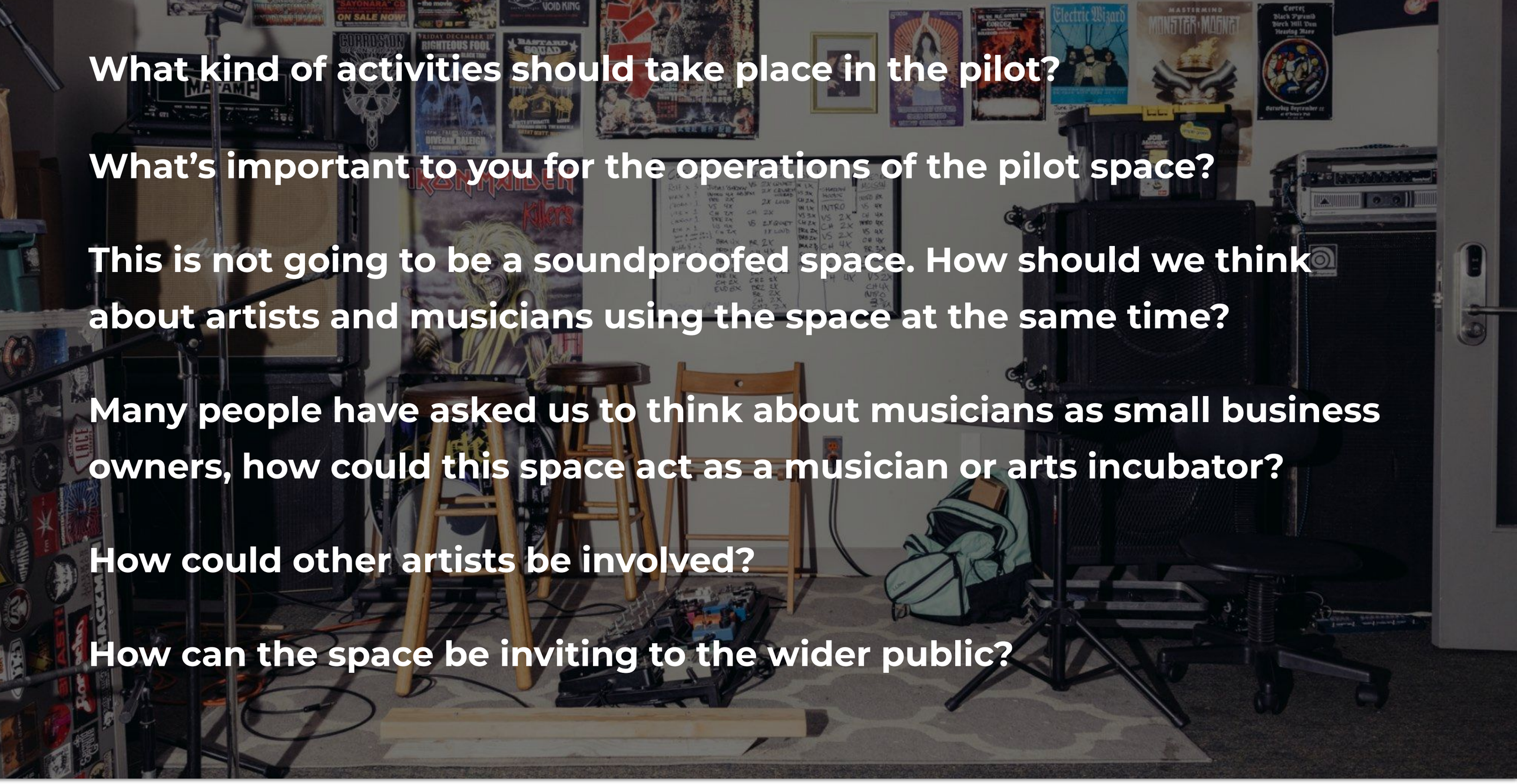
December 2026 - Release a Request for Information (RFI)

Winter 2027 - 290 N Beacon space open for interim community events. Release a Request for Proposals (RFP) for operator team

Spring 2027 - BHA and MOAC onboards operator team

Summer 2027 - Musician and artist space is open for use!





What kind of activities should take place in the pilot?

What's important to you for the operations of the pilot space?

This is not going to be a soundproofed space. How should we think about artists and musicians using the space at the same time?

Many people have asked us to think about musicians as small business owners, how could this space act as a musician or arts incubator?

How could other artists be involved?

How can the space be inviting to the wider public?



290 N Beacon |

Thank you!

Follow up survey is in the chat