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New views of Lincoln Property's proposed Seaport lab and office project

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Lincoln Property Co. revealed new details Wednesday about a planned 650,000-square-foot laboratory and office development in Boston's Seaport District, including an expanded roof deck and a series of terraces on one side of the building.



The Dallas-based developer made a 316-page filing with the Boston Planning and Development Agency three months after filing a letter of intent with the agency. The Massachusetts Port Authority tapped Lincoln a year ago for the project, slated to be built on a 2.5-acre Massport-owned site on Congress Street known as Parcel H.

The development, named Seaport Circle, will include a lab and office building divided into two towers: one that reaches the ninth floor, and another that continues to the 13th floor. A proposed roof

deck is now almost double the size it was when the project was first proposed to Massport, according to a Lincoln representative. The proposal now also includes terraces on the side of the building that faces to the south.

Also included is a two-story life science and technology training center, known as the Pavilion, which is meant to provide STEM training, including to residents of underserved Boston neighborhoods. The life sciences training program Just-A-Start, the Gloucester Marine Genomics Institute and the Massachusetts Biotechnology Council's nonprofit arm, MassBioEd, are helping to develop the program.

Lincoln has proposed building a new Silver Line station within the site. An elevated walkway would link the lab and office space with the training center, and across to the Ora Seaport and Hyatt Place buildings. There is expected to be a few thousand feet of retail space.

The developer is pitching the site to companies as a potential global headquarters in a neighborhood that has quickly become one of Greater Boston's life sciences hubs.

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