

# BOSTON BUSINESS JOURNAL

## A first look at Fallon's proposed Charlestown lab complex



BY GREG RYAN  
Senior Reporter, Boston Business Journal

The Fallon Co. and its development partner unveiled new details Wednesday related to its proposal for a large new lab complex in Charlestown's Sullivan Square, including a 700-foot-long path meant to better connect the neighborhood with an MBTA station.

Fallon and The Owens Co., a family- and minority-owned logistics business in Charlestown, formally proposed the complex at 66 Cambridge St. to the Boston Planning and Development Agency in March. Fallon Co. is best known for its role as a pioneer in the Seaport District, with its Fan Pier development helping to make that part of the city the corporate magnet that it is today.

In a new filing this week, the developers laid out their plans for 802,000 square feet of lab and office space across two buildings linked at ground level by a one-story base. The property is now home to a warehouse, an Eversource and MBTA substation, and parking and vehicle storage.

The "pedestrian connector," as it's called in the filing, would run north to south linking Cambridge Street to D Street on Massachusetts Port Authority property. It would feature open spaces and retail.

Fallon's filing comes within days of Rise Together and Trax Development, the team behind another major Sullivan Square mixed-use project, revealing they would build just one lab facility during that project's first phase, rather than the two that were originally planned.

According to the filing, Fallon and Owens are working with a group of developers including Rise Together, The Flatley Co. and Fulcrum Global Investors, all of which are working on projects in Charlestown, to coordinate transportation and other improvements in the neighborhood.

In addition to Fallon and Owens, the development team includes SGA and Dream Collaborative as architects, DLA Piper as legal counsel, and Howard Stein Hudson as civil engineer, among others.