
Project Update Logan Airport North Service Area Optimization Project

Harbor View Neighborhood Association Meeting

November 3, 2025

North Service Area Optimization (Aerial View)



The North Service Area (NSA) requires new, updated facilities and a better layout to reduce inefficiencies and environmental impacts

Why does Massport need to optimize the NSA?

- Existing buildings are 40-60 years old and are inefficiently placed and out-of-date
- Critical operational functions are conducted within buildings that do not meet the requirements of modern maintenance and storage practices
- Land use is congested and inefficient resulting in excessive vehicle trips on public roadways and unnecessary screening at the North Gate
- The existing ramp for GA aircraft parking is not ideal for current operations

Investing in and optimizing the NSA will:

- Reduce environmental impacts, improve resiliency, and meet net zero goals
- Begin the process of transitioning to a new, zero-emissions bus fleet for Logan Airport
- Provide modern, efficient and sustainable infrastructure while reducing total building SF
- Remove trucks from public roads, reducing truck trips and congestion at the North Gate, enhancing security and reducing emissions
- Consolidate GA aircraft parking ramp for a more efficient operation

The NSA houses critical airport functions that ensure safe and efficient airport operations consistent with FAA safety standards and aircraft parking

Critical Functions in the NSA

- Massport facilities including Maintenance Dept., Electrical Dept., Sign Shop, Central Stock Room, Structural Dept., salt and sand sheds, Wildlife Management, and fueling
- Airfield equipment storage and staging
- Airfield/Airport crew offices, workshops, bunk buildings for snow crews
- Aircraft parking
- Flight kitchens
- Bus storage, cleaning, and light maintenance
- Airline ground support equipment



North Service Area Optimization – Existing Conditions 2025



North Service Area Optimization – Future Buildout



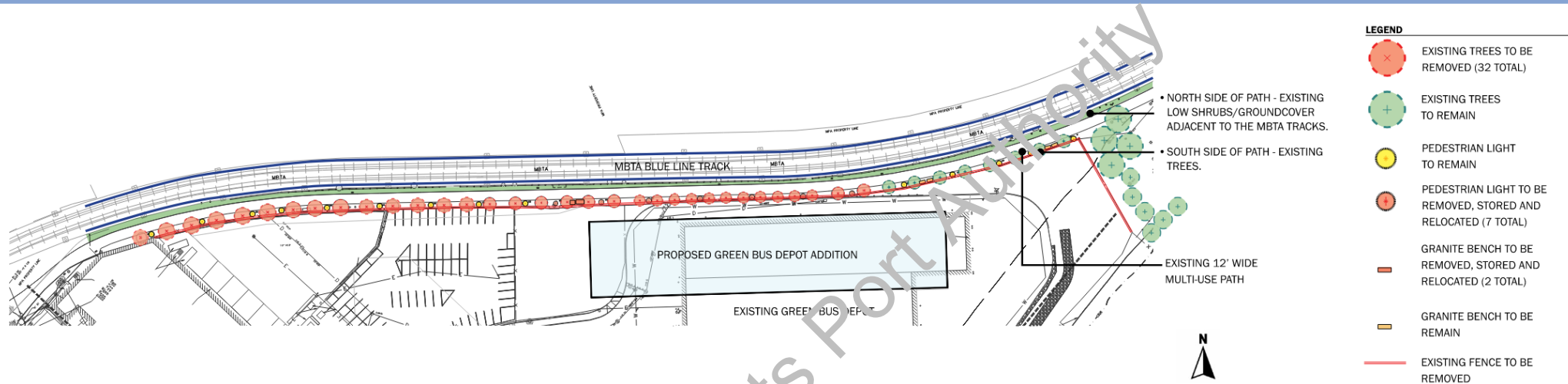
North Service Area Optimization – Aerial Image Looking East



North Service Area – View from Lovell Street



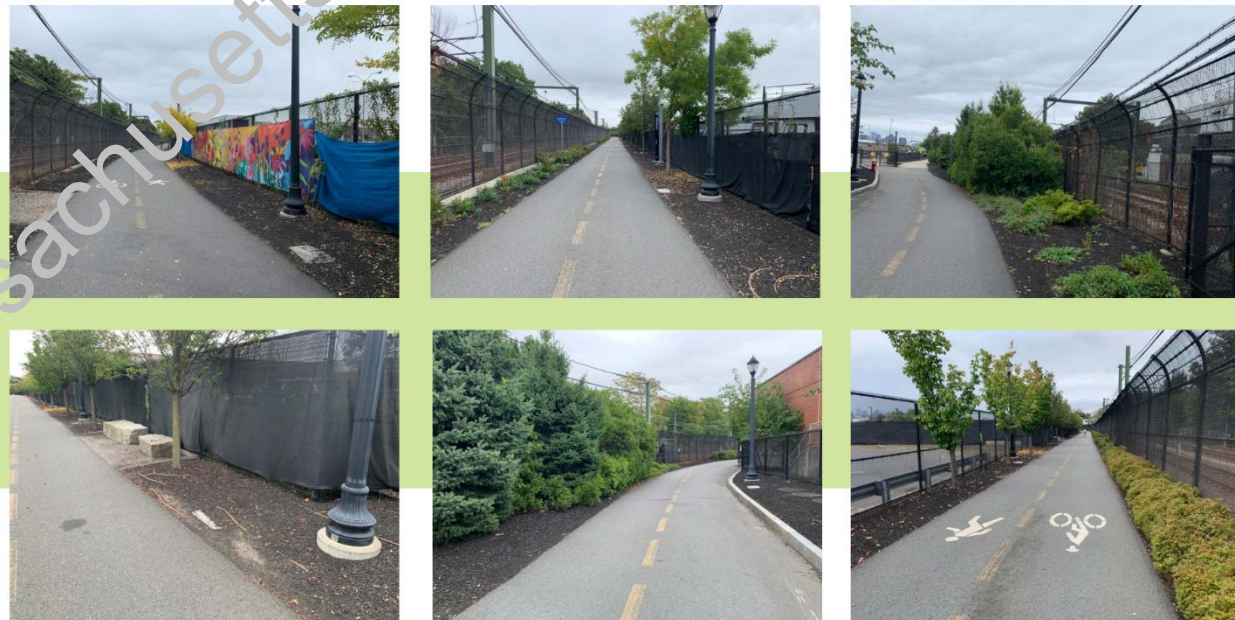
Greenway Landscape and Security Fence Improvement, reflects FAA/TSA Security Requirement



Existing Condition Plan View

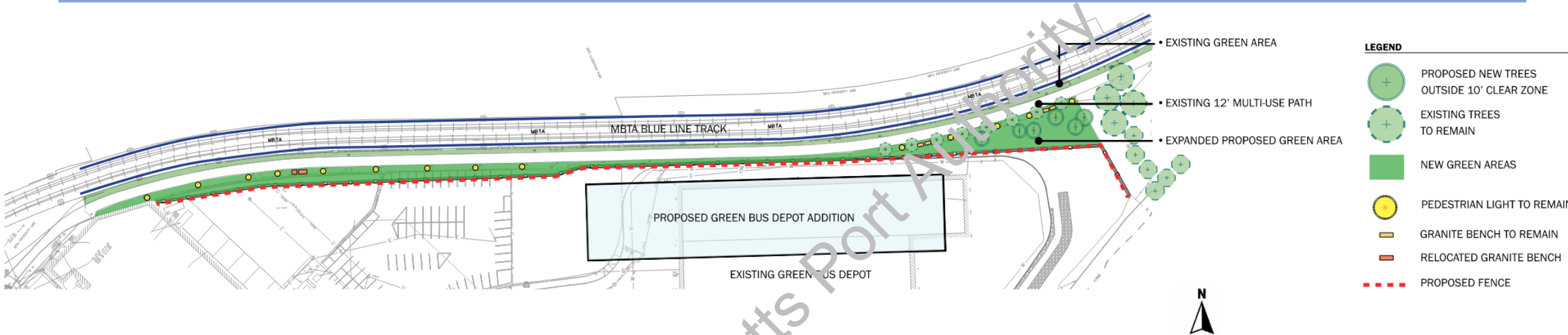


Existing Condition Aerial View

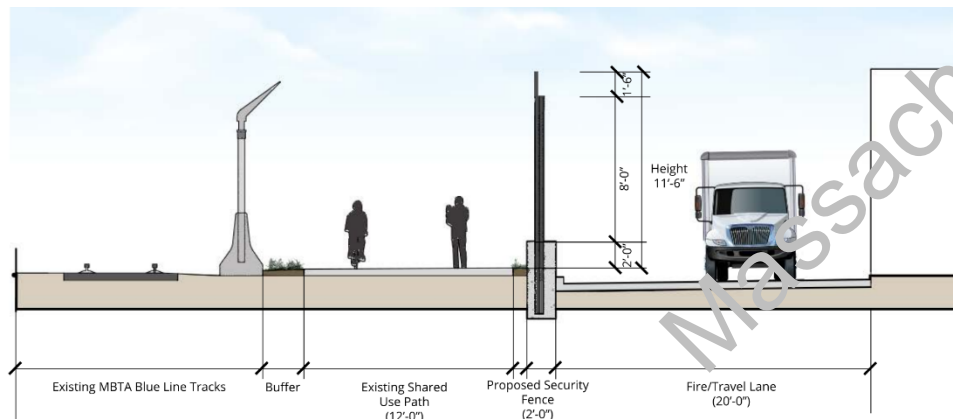


Existing Condition Photos

Greenway Landscape and Security Fence Improvement



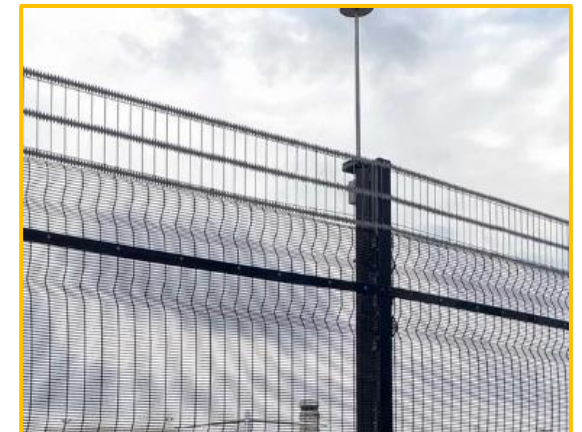
Proposed Greenway Overall Plan View



Proposed Greenway Section A-A



Proposed Security Fence application at Reagan Airport (DCA)



Top of Fence Barbwire Detail

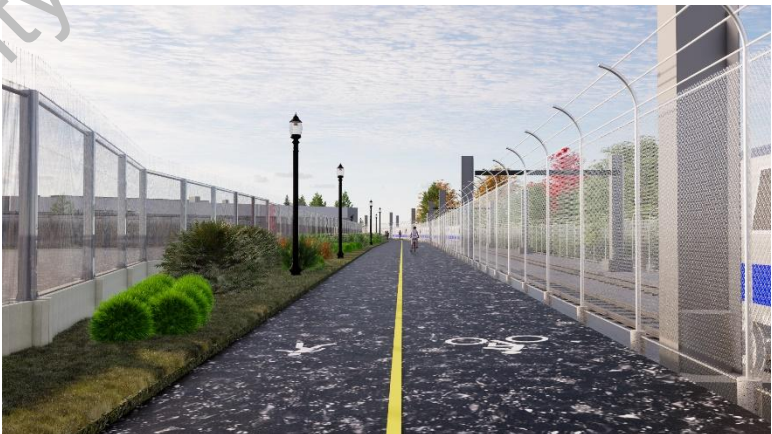
Greenway Landscape and Security Fence Improvement



Proposed security fence looking east from Gate Gourmet



Proposed security fence looking east toward GBD



Proposed security fence looking west toward Wood Island Station



Proposed security fence looking west from the GBD



Proposed security fence looking west from the GBD



Proposed security fence looking west toward the GBD

North Service Area Construction Phasing and Schedule

North Service Area Optimization: 2025 – 2026 Construction Phasing

Vehicle Service Road

- VSR Construction November 2025 through June 2026

GBD Bay 2 Demolition and New Bay Construction

- Demolition expected to begin January 2026
- Construction of new Bay 2 expected to be completed by October 2027

LVSMF Site Prep and Foundation

- Relocate Airport Operation Area fence to move construction area to landside (Jan-2026)
- Drive Foundation Piles (April 2026 through October 2026)
- Begin Steel Erection at administration building (Summer 2026)



North Service Area Optimization: Construction Impact Area & Mitigation Plan

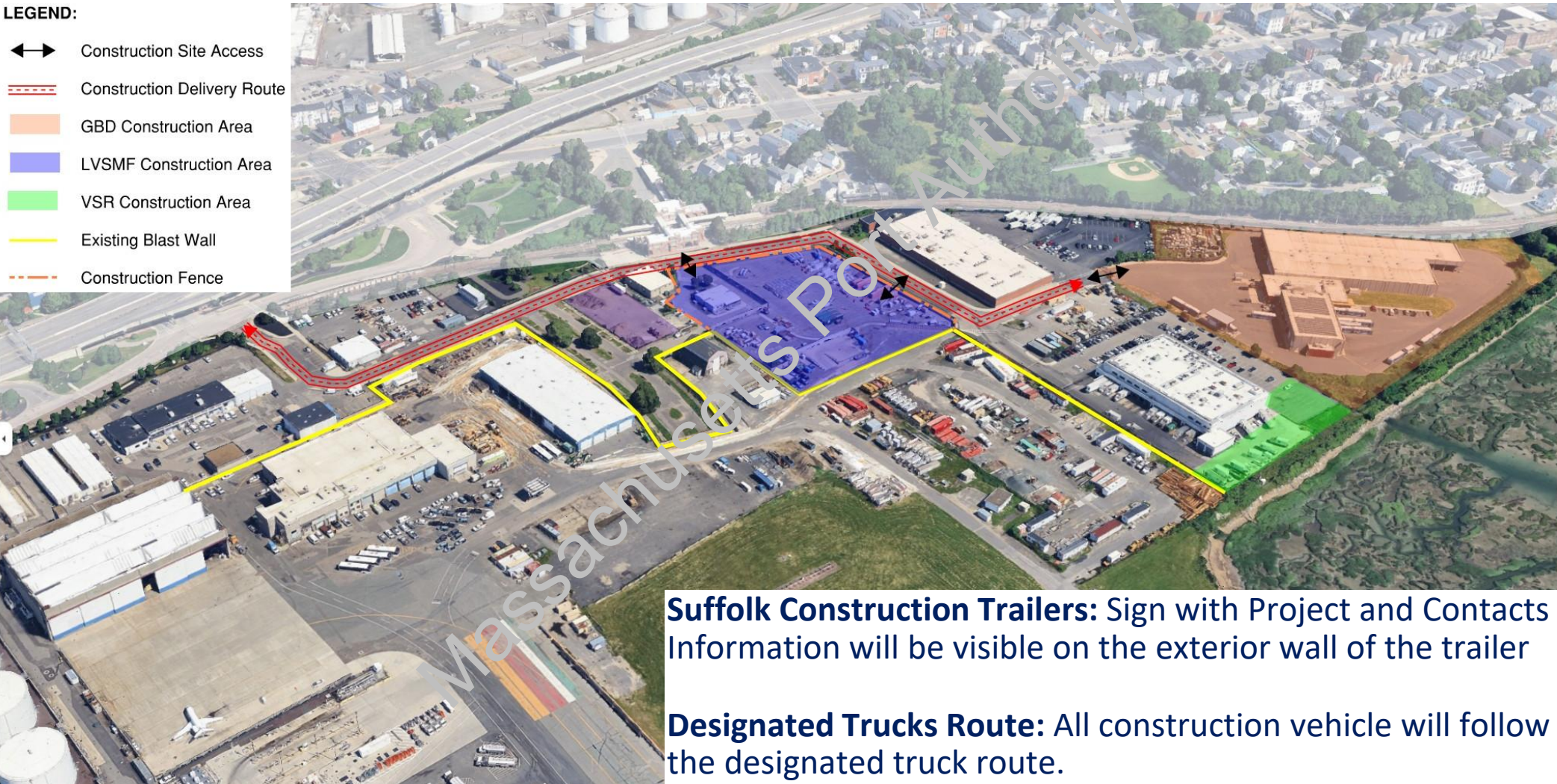
- **Construction Hours:**
 - Monday to Saturday: 8:00AM to 6:00PM
 - Sunday: 9:00AM to 6:00PM (if needed)
 - Delivery hours throughout the day but not before 6AM
- **Construction Mitigation Control Measures:**
 - Site secured 24/7
 - Noise mitigation measure to reduce sound while piles are driven into the ground
 - Wheel Wash – Rodent Control – Erosion control – Sediment control – Dust Control
 - Pre-Construction home inspection – Areas highlighted



North Service Area Optimization: Construction Area & Mitigation Plan

LEGEND:

- ↔ Construction Site Access
- Construction Delivery Route
- GBD Construction Area
- LVSMF Construction Area
- VSR Construction Area
- Existing Blast Wall
- - - Construction Fence



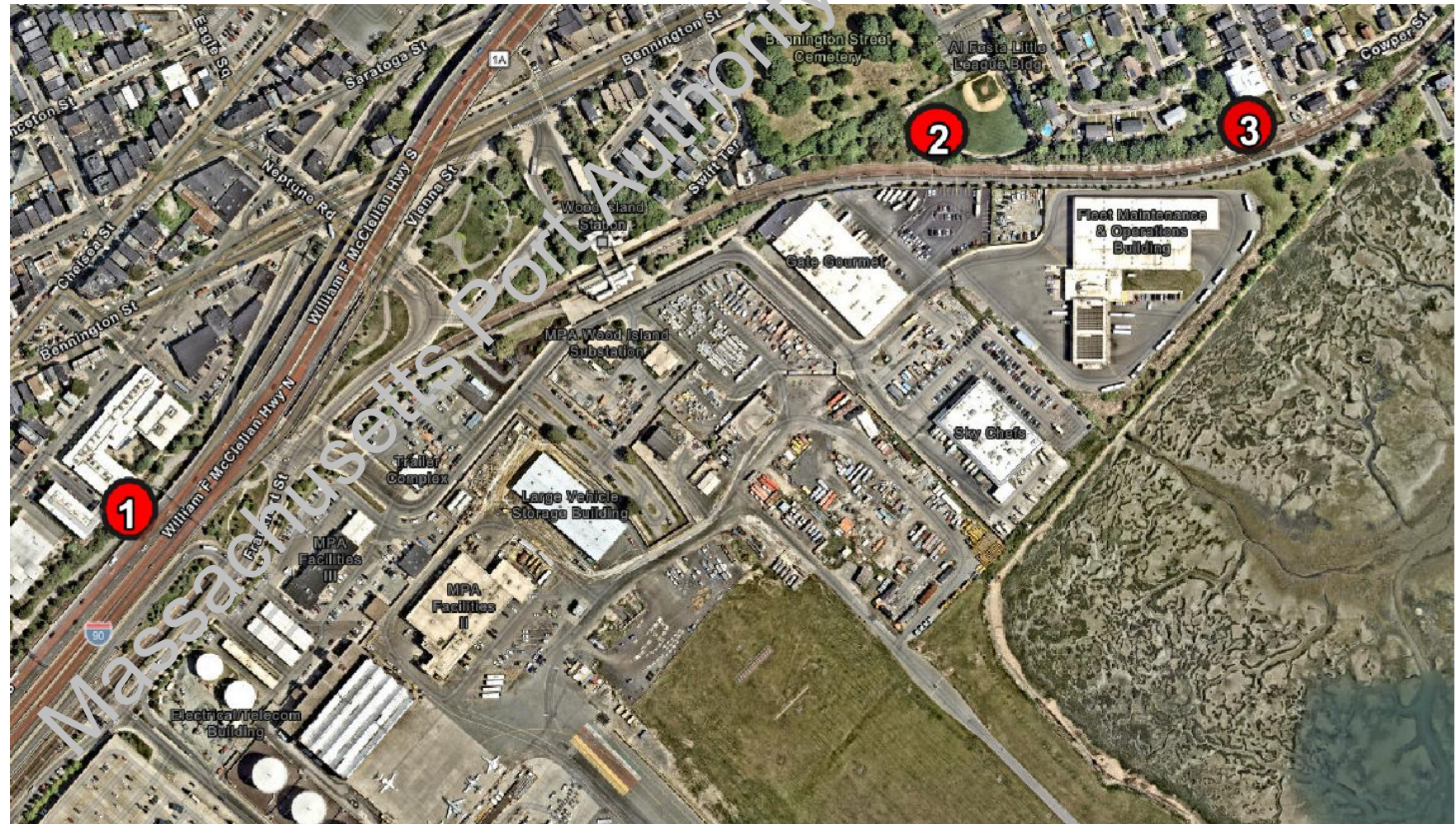
Suffolk Construction Trailers: Sign with Project and Contacts Information will be visible on the exterior wall of the trailer

Designated Trucks Route: All construction vehicle will follow the designated truck route.

North Service Area Noise Modeling Analysis

North Service Area Optimization: Initial Noise Modeling Analysis

- Developed in consultation with Harbor View Neighborhood Association and with technical input from HMMH
- Collected noise data at three locations:
 - Site 1 (Excel Academy):
 - June 13 – July 7
 - Site 2 (Festa Field):
 - June 12 – July 29
 - Site 3 (5 Cowper Street):
 - July 8 - July 29



Noise monitoring measurements show existing noise ranging from 64db to 71db during the measuring period. This is consistent with the FAA's annual noise contour (aircraft only)

- Collected noise data at three locations: Site 1 (Excel Academy): June 13 – July 7, Site 2 (Festa Field): June 12 – July 29, Site 3 (5 Cowper Street): July 8 - July 29
- Noise environment included aircraft overflights and taxiing, Blueline Trains, 1A vehicles, and local community noise



North Service Area Massport Community Mitigations Measures

North Service Area Optimization: Byron St. Entrance to Greenway

- **Design Schedule:**
 - Ongoing site investigation
 - Expected Completion Spring 2026
- **Design Elements:**
 - Accessible Path from Greenway to Byron St.
 - Fencing
 - Lighting
 - Seating
 - Trees
- **Construction Schedule:**
 - Construction anticipated to start in Summer 2026



North Service Area Optimization: Byron St. Entrance to Greenway



BYRON STREET CONNECTION SHARED-USE PATH PLAN VIEW
OPTION 1 - SLOPED SHARED-USE PATH WITH RUNNING SLOPES LESS THAN 4.5%



North Service Area Optimization: Salesians Boys and Girls Club

- **Anticipated Project:**
 - Audio Visual improvements for first and second floors
 - Design team site visit expected on Thursday November 6



North Service Area – Project Mobilization

North Service Area: Lovell St. Bunk Trailers Delivery at GBD

- **Anticipated Project Schedule:**

- **11/5-11/7:** 12 Trailers arrive at Logan Airport and will be staged at Green Bus Depot
- **11/10:** Trailer assembly will begin at Lovell St. including plumbing and electrical work
- **12/1:** Occupancy of the trailers at final location by the Gate Gourmet



North Service Area Next Steps

Next Steps

- Environmental Permitting: Spring-Fall 2025 (Federal, State & Local)
- Phased construction:
 - Building Permitting: Fall 2025
 - Mobilization anticipated to begin in winter 2025/2026
 - Anticipated Completion Q4/2028
 - Byron St. – Anticipated Construction start Summer 2026
- Pre-Construction Meeting January - February 2026
- Contact Information:

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Thank You

Questions & Answers