Suffolk Downs Redevelopment

IAG Presentation | Phase 1 Overview

January 3, 2018

THE HYM INVESTMENT GROUP, LLC

Phase 1 Team

THE HYM INVESTMENT GROUP, LLC

OWNER & DEVELOPER

MASTER-PLANNER & ARCHITECT

LANDSCAPE ARCHITECT

RETAIL ARCHITECT

PERMITTING & TRAFFIC CONSULTANT

CIVIL ENGINEER

SUSTAINABILITY CONSULTANT

RESILIENCY CONSULTANT

Extensive Stakeholder & Community Outreach

One year of grassroots community outreach including over 130 meetings:

Key Neighborhood Groups, including:

- Orient Heights Abutters and Neighborhood Council
- Jeffries Point Neighborhood Association
- Eagle Hill Civic Association
- Maverick Association of Residents
- Harbor View Neighborhood Association
- Gove Street Citizens
- Beachmont Improvement Committee
- Friends of Belle Isle Marsh
- BPDA Site Tour & Open Houses

City of Boston, including:

- Boston Planning & Development Authority (BPDA)
- Boston Civic Design Commission (BCDC)
- Boston Water & Sewer (BWSC)
- Boston Transportation Department (BTD)
- Boston Environmental Department (BED)
- Boston Conservation Commission

Extensive Stakeholder & Community Outreach

One year of grassroots community outreach including over 130 meetings:

City of Revere, including:

- Mayor's Office
- Revere City Council
- Revere Planning Department
- Revere Economic Development Department
- Department of Public Works (DPW)
- Revere Conservation Commission

State Agencies, including:

- Massachusetts Bay Transportation Authority (MBTA)
  - MBTA Bus Operations
  - MBTA Subway Operations
- Massachusetts Dept. of Transportation (MassDOT)
  - District 6 Office
  - District 4 Office
- Massachusetts Environmental Protection Agency (MEPA)
- Massachusetts Dept. of Environmental Protection (MassDEP)
- Department of Conservation and Recreation (DCR)
- Massachusetts Water & Resource Authority (MWRA)

State & Municipal Permitting Documents Submitted to Date

Phase 1 Project MEPA & City of Boston Filings – Nov. 30th & Dec. 5th

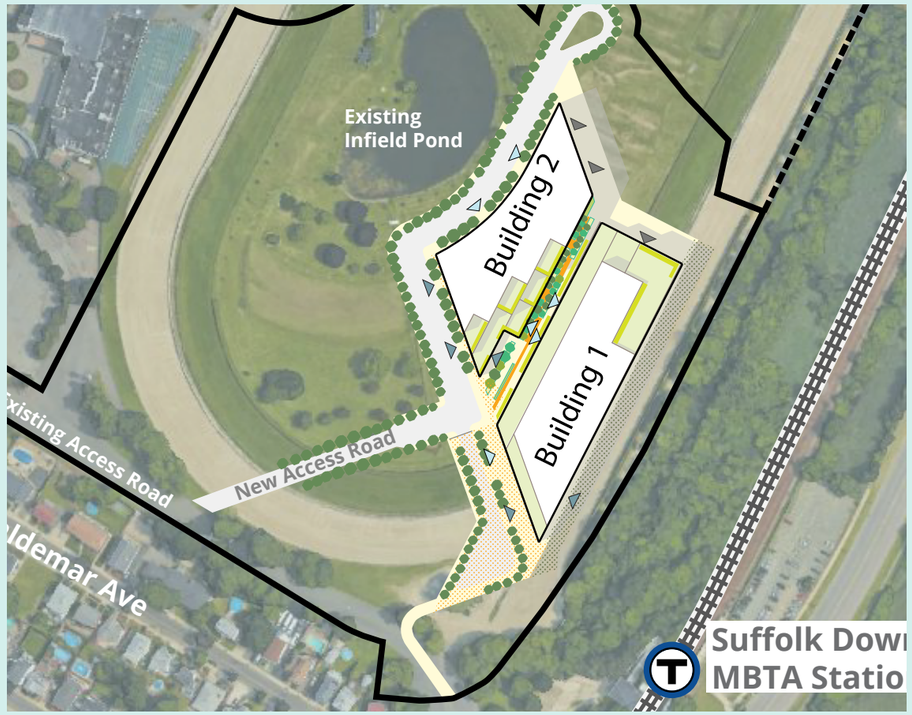
- Consists of two (2) 260,000 SF Office Buildings for Amazon
  - Located at Suffolk Downs MBTA Station
  - Access Via Tomasello Road – No New Traffic Access Points
  - LEED Gold Standard

- Phase 1 – MEPA (EENF/EPNF) – Submitted November 30th
  - EENF/EPNF contains detailed environmental analysis including traffic, drainage, wind, shadow, energy, climate change, etc.
  - EENF/EPNF includes detail on the proposed building program, building design, parking spaces and other site improvements
  - Seeking expedited review with MEPA (Phase 1 "Waiver")

- Phase 1 – Boston (Phase 1 EPNF) – Submitted December 5th
  - Separate Standalone EPNF
    - Same information as in Master Plan EENF/EPNF
  - Article 80 Review & BCDC Design Review

- BPDA review & BCDC design review has started
  - Review will continue through January

- Comment period on Phase 1 goes through Wednesday January 10th



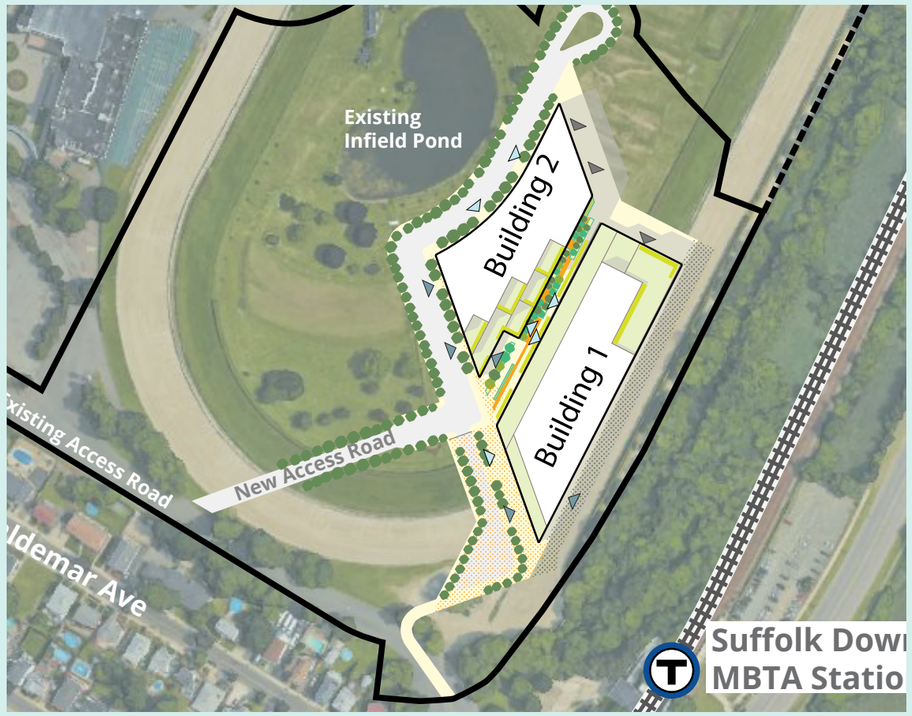
Phase 1 Project State & Boston Permitting Process

Article 80

- **Letter of intent (Same LOI as Master Plan LOI)**
- **Expanded Project Notification Form (EPNF) Review**
  - File EPNF (Includes environmental impact analysis
  - EPNF Public Review Process
  - Impact Advisory Group Work Sessions
  - BPDA Community Meeting
  - BCDC Review & Recommendation
- **Boston Zoning Commission (BZC) Zoning Height Amendment**
  - To allow Phase 1 Buildings to be up to 125'
  - BZC Presentation
  - BZC Vote of Approval
- **BPDA Board Meeting**
  - Approval Waiving Further Review

MEPA

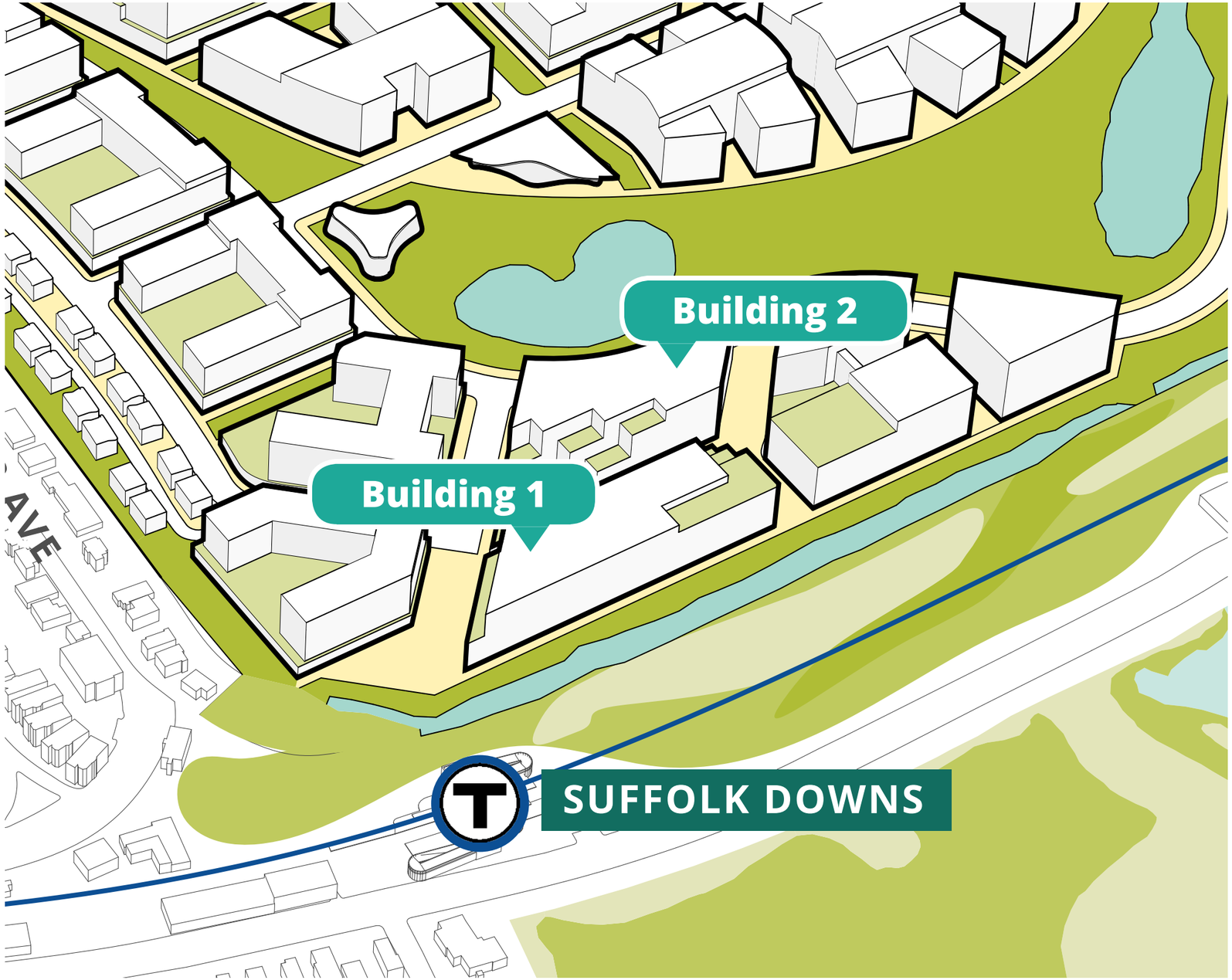
- **Phase 1 Expanded Project Notification Form (EPNF) Review**
  - EENF includes detailed environmental analysis on Phase 1
  - Seeking an Expedited review of Phase 1 Project
    - Known As Phase 1 Waiver
    - Has been granted on other larger projects
  - MEPA Public Meeting
  - EENF Public Review Period
  - EENF Certificate & Draft Record of Decision Issuance
  - Draft Record of Decision Public Review Period
  - Final Record of Decision




Phase 1


Phase 1 Project Location

Program Summary



Building 1

Level	Program
P1	Parking (Shared with Building 2)
Level 1/P2	Lobby / Incubator / Office Amenity / Parking
P3	Parking
P4	Parking
Level 3	Office
Level 4	Office
Level 5	Office
Level 6	Office
Level 7	Office / Mechanical
Total GFA (excl. Parking)	**~260,000 SF**

Building 2

Level	Program
P1	Parking (Shared with Building 1)
Level 1	Lobby / Incubator / Office Amenity / Parking
Level 2	Office
Level 3	Office
Level 4	Office
Level 5	Office
Level 6	Office
Level 7	Office / Mechanical
Total GFA (excl. parking)	**~260,000 SF**

Fact Sheet

Primary entrance facing the park

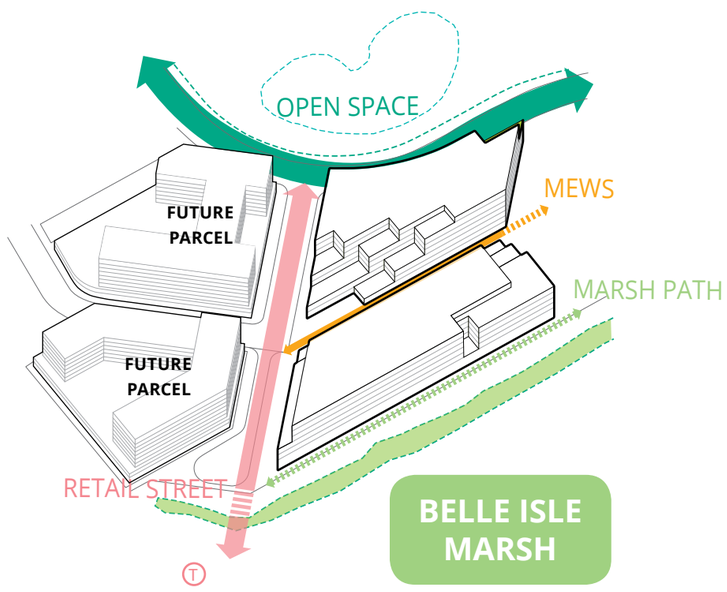
~520 on-site parking spaces

10'+ floor-to-ceiling dimension for offices

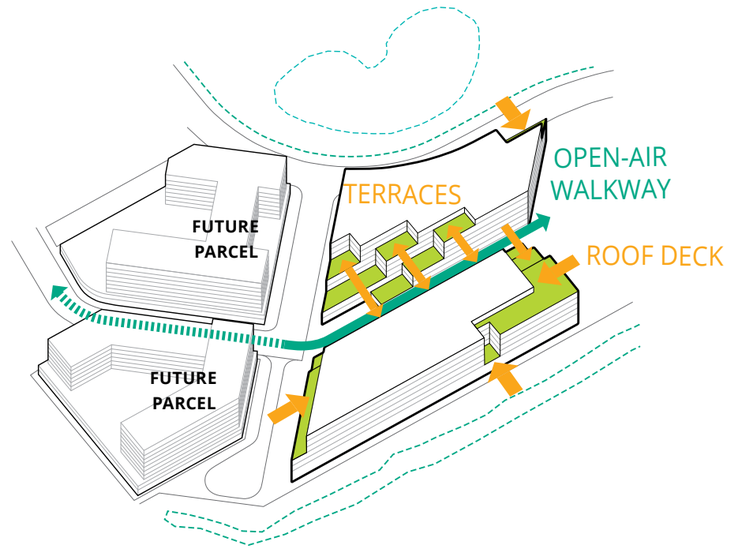
Phase 1 Project - Overview of Impact Studies

- **Urban Design & Public Realm**
- **Sustainability / Green Building**
- **Flood Hazard / Climate Change Resiliency**
- **Transportation**
- **Traffic, Transit, Parking**
- **Wind**
- **Shadow**
- **Daylight**
- **Solar Glare**
- **Water Quality / Stormwater Management**
- **Wetlands & Waterways**
- **Air Quality**
- **Noise**
- **Groundwater / Geotechnical**
- **Hazardous Waste**
- **Historic Resources**
- **Infrastructure Demand**

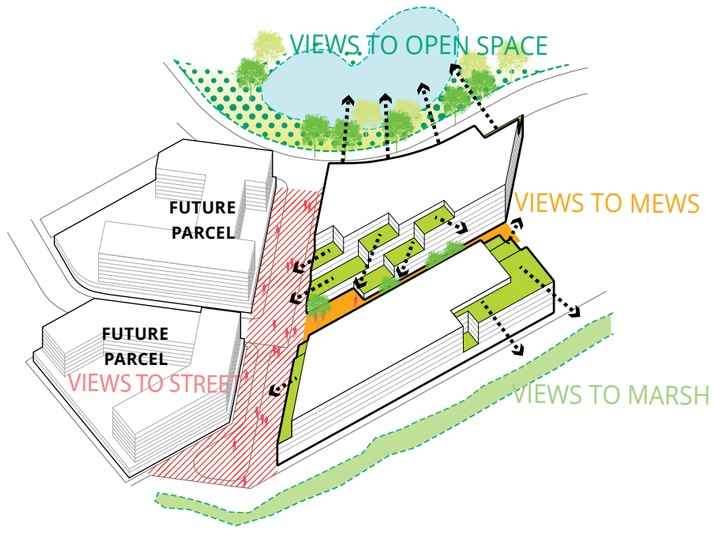
Spatial Qualities & Experiences



APPROACH & CONNECTIONS



DAYLIGHTING & OUTDOOR SPACES

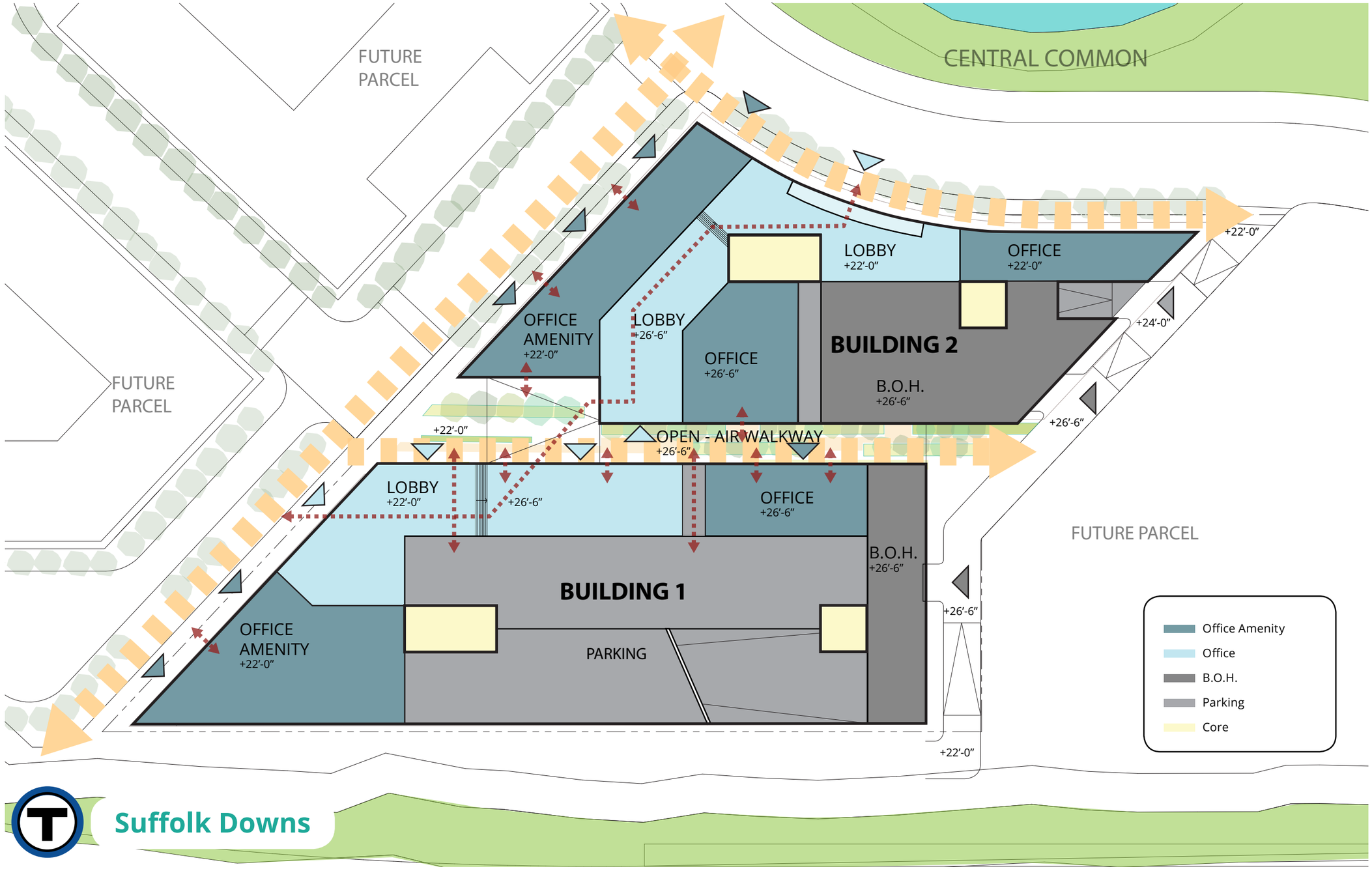


VIEWS TO LANDSCAPES

Aerial View (Full-build)

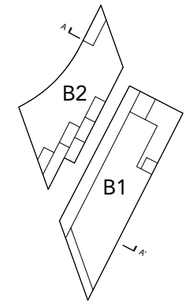
Aerial View (Interim)

Public Realm Plan



Section

KEY PLAN



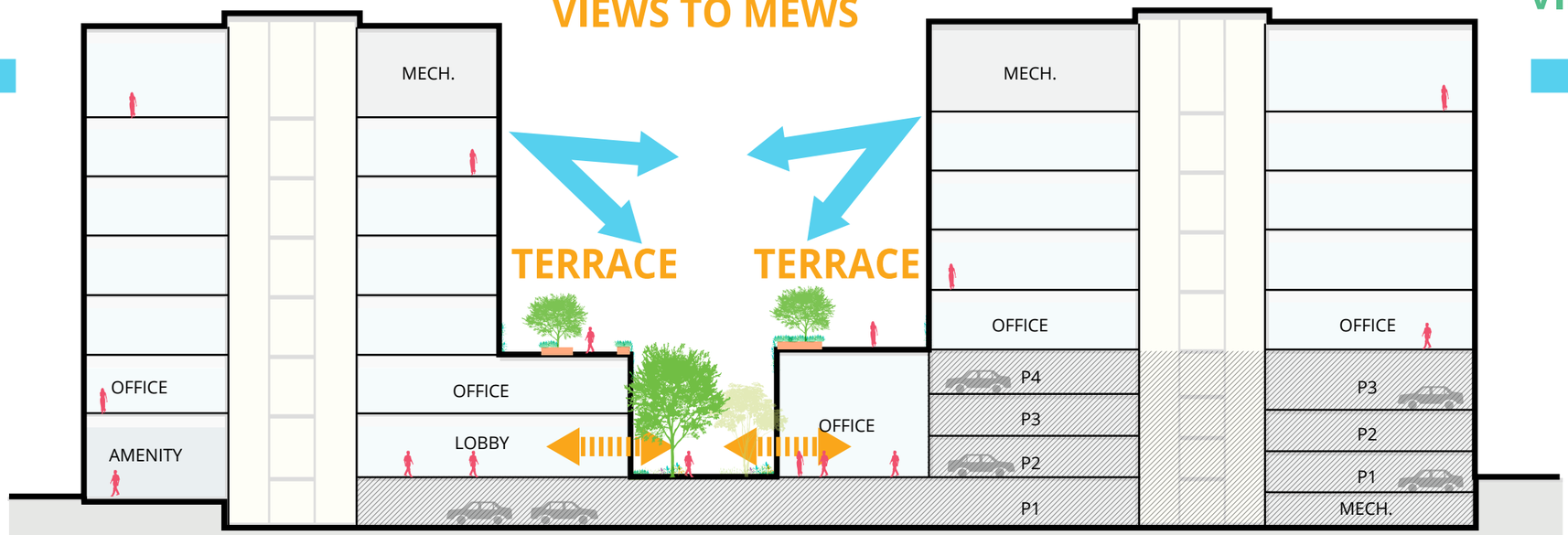
BUILDING 2

BUILDING 1

VIEWS TO CENTRAL COMMON

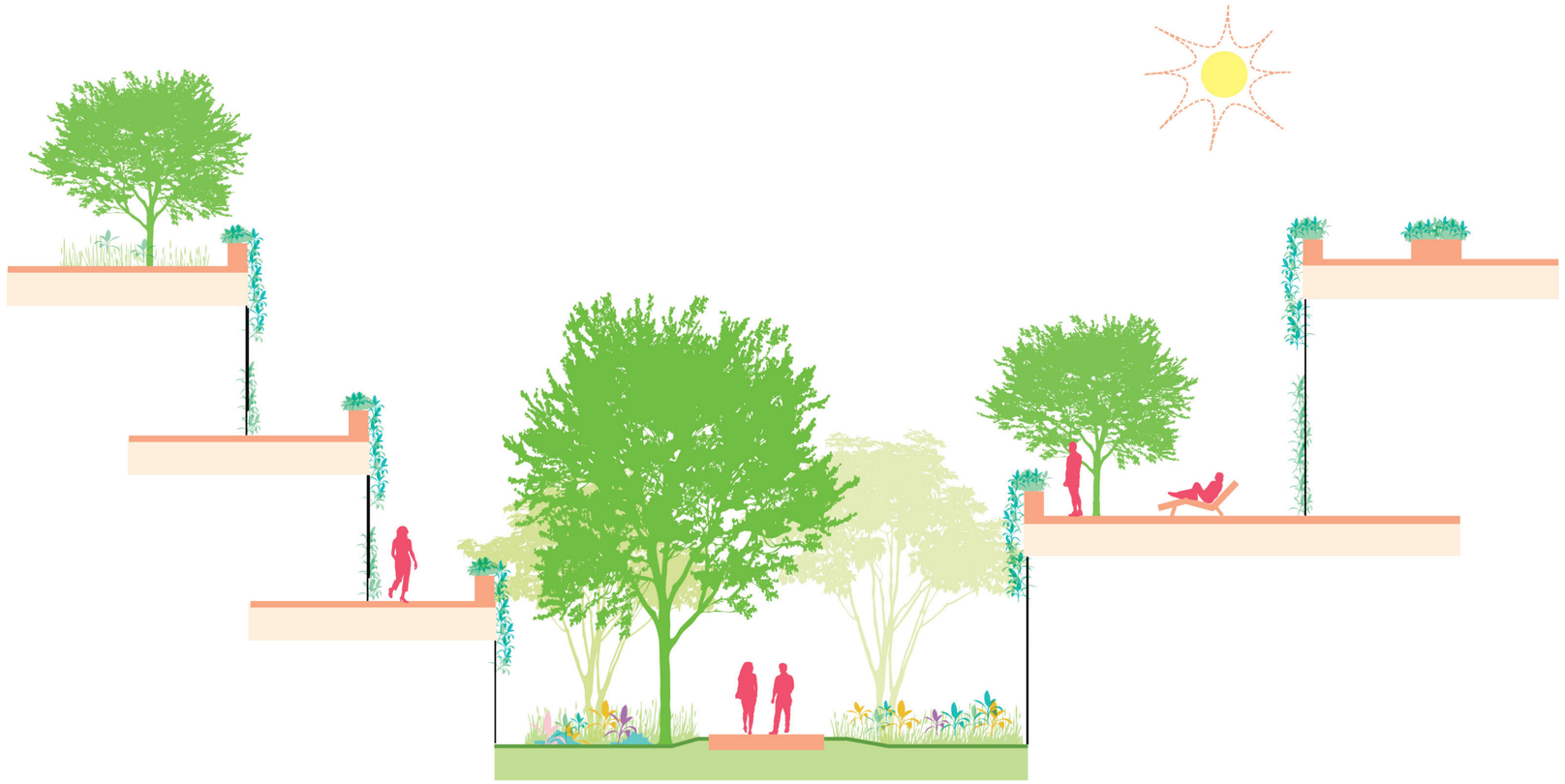
VIEWS TO MEWS

VIEWS TO MARSH



OPEN-AIR WALKWAY

Landscape Concept



COASTAL MEWS

View from Suffolk Downs T Station

View from the Central Common

View from the Central Common (landscape omitted for clarity)

View from Suffolk Downs T Station

View from Suffolk Downs T Station (landscape omitted for clarity)

Sustainability

Sustainable Design

Phase 1

Energy Efficiency Strategies;

-Daylight penetration
-High Performance building envelope
-Active chilled beams with dedicated outside air
-High efficiency condensing boilers
-Low lighting power density
-Sub-metering of energy use

Sustainable Design Strategies

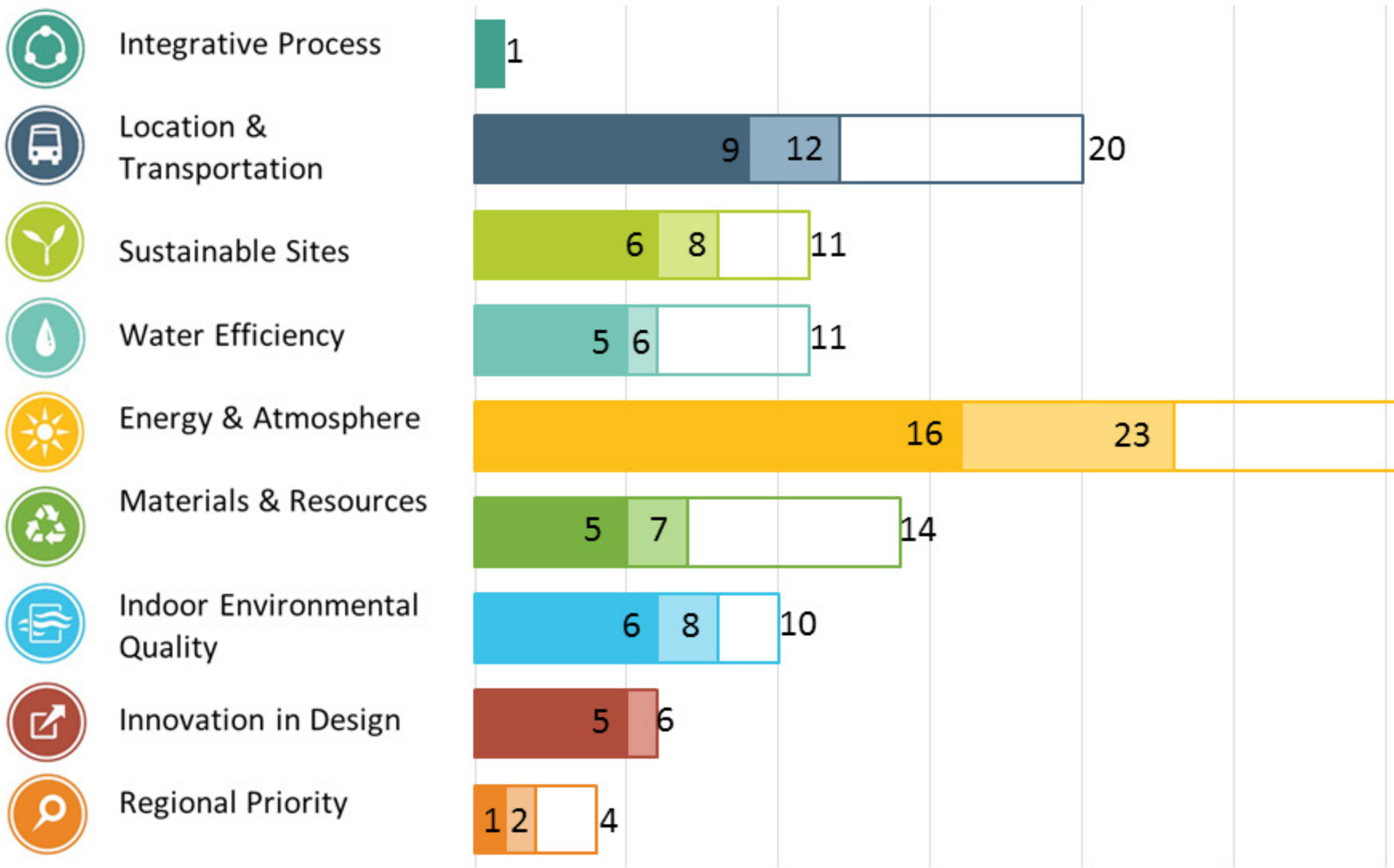
-Solar-ready & green roof areas
-Heat island reduction at roof & non-roof areas
-Ultra-low and low flow water fixtures
-Good indoor air quality with low VOC materials, construction management and MERV filters

Preliminary Energy Model

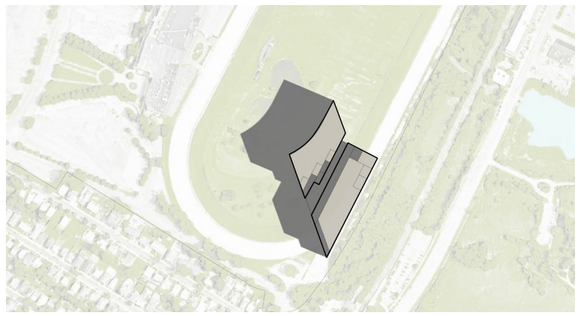
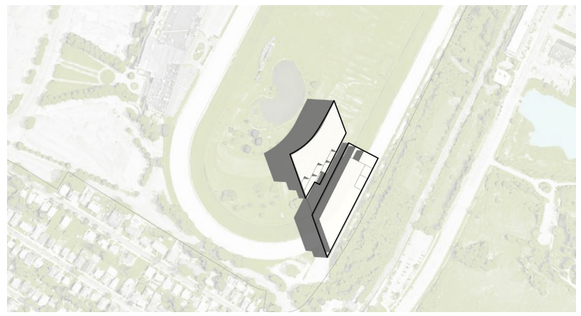
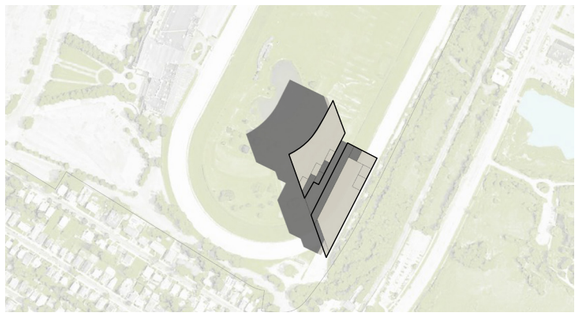
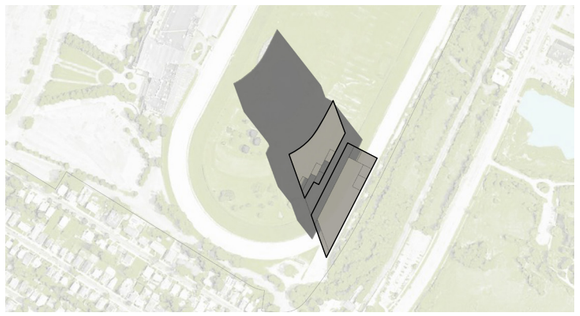
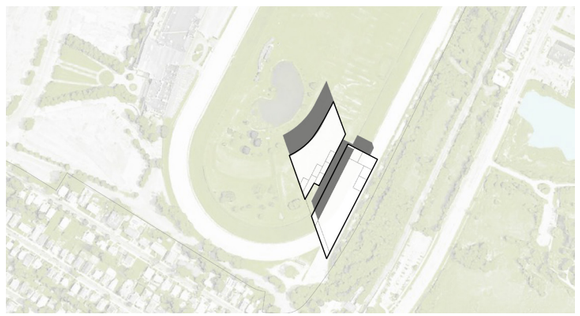
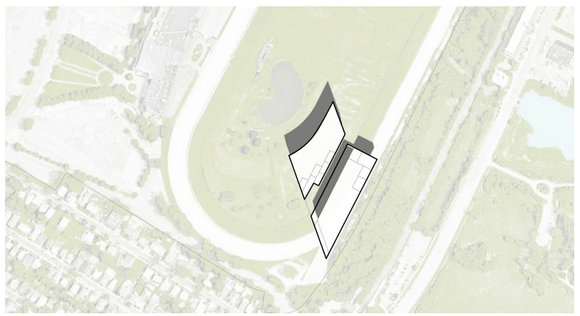
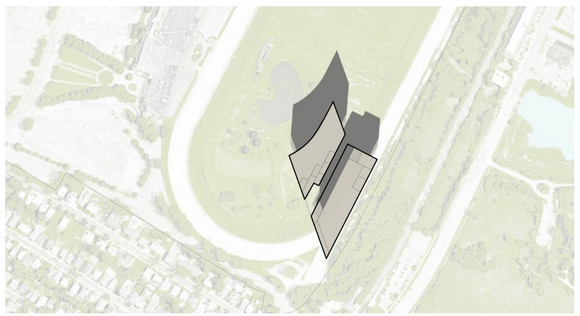
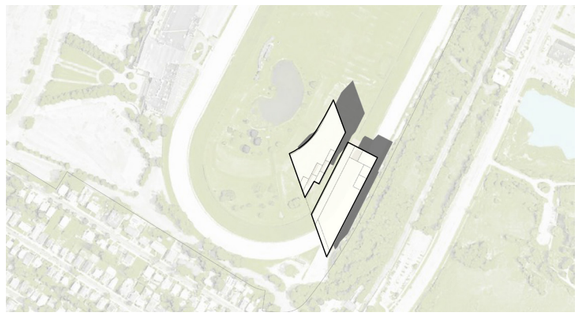
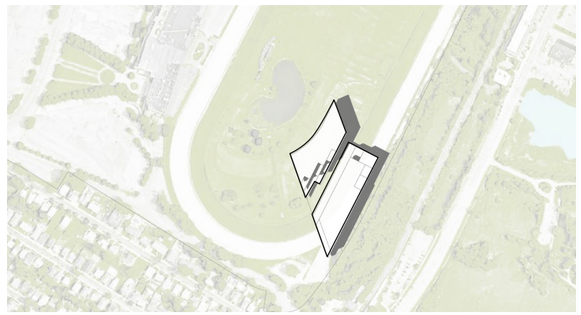
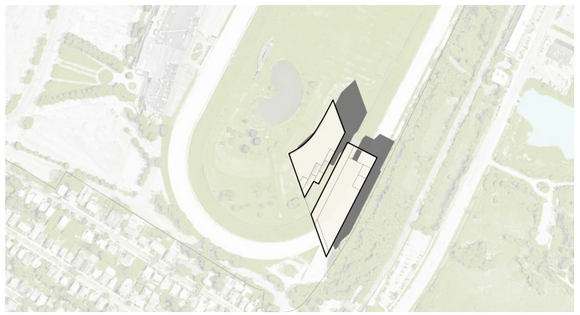
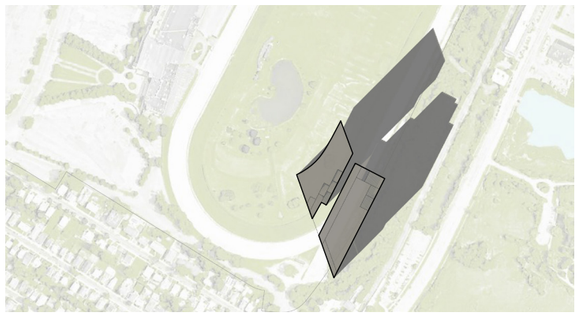
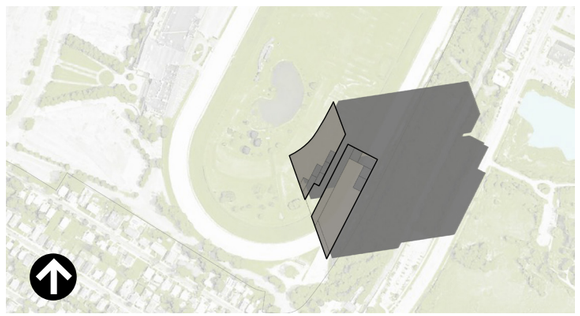
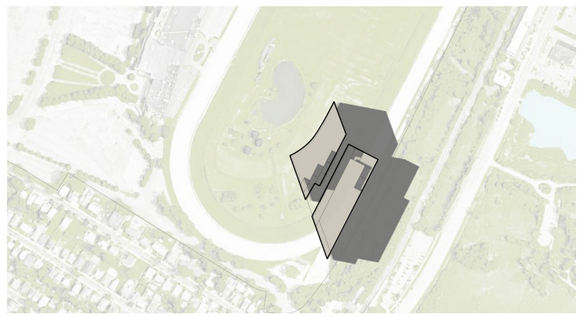
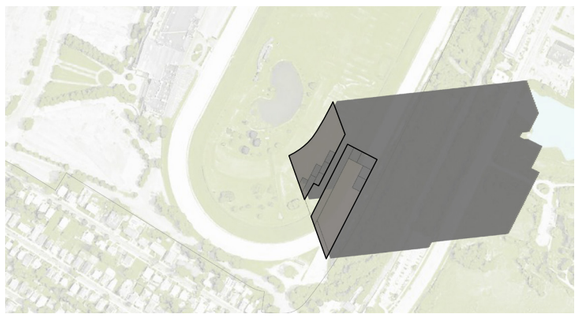
	Proposed Design	Baseline
EUI (kBtu/sf/yr)	44	59
% Energy savings	25	-
% CO2 reductions	23	-

Targeting LEED-CS v4 Gold Rating

Total: 54 'yes' + 19 'maybe'



Phase 1 Project - Shadow

	SPRING	SUMMER	AUTUMN	WINTER
09:00				
12:00				
15:00				
18:00				

Resiliency

Phase 1 Project - Resiliency

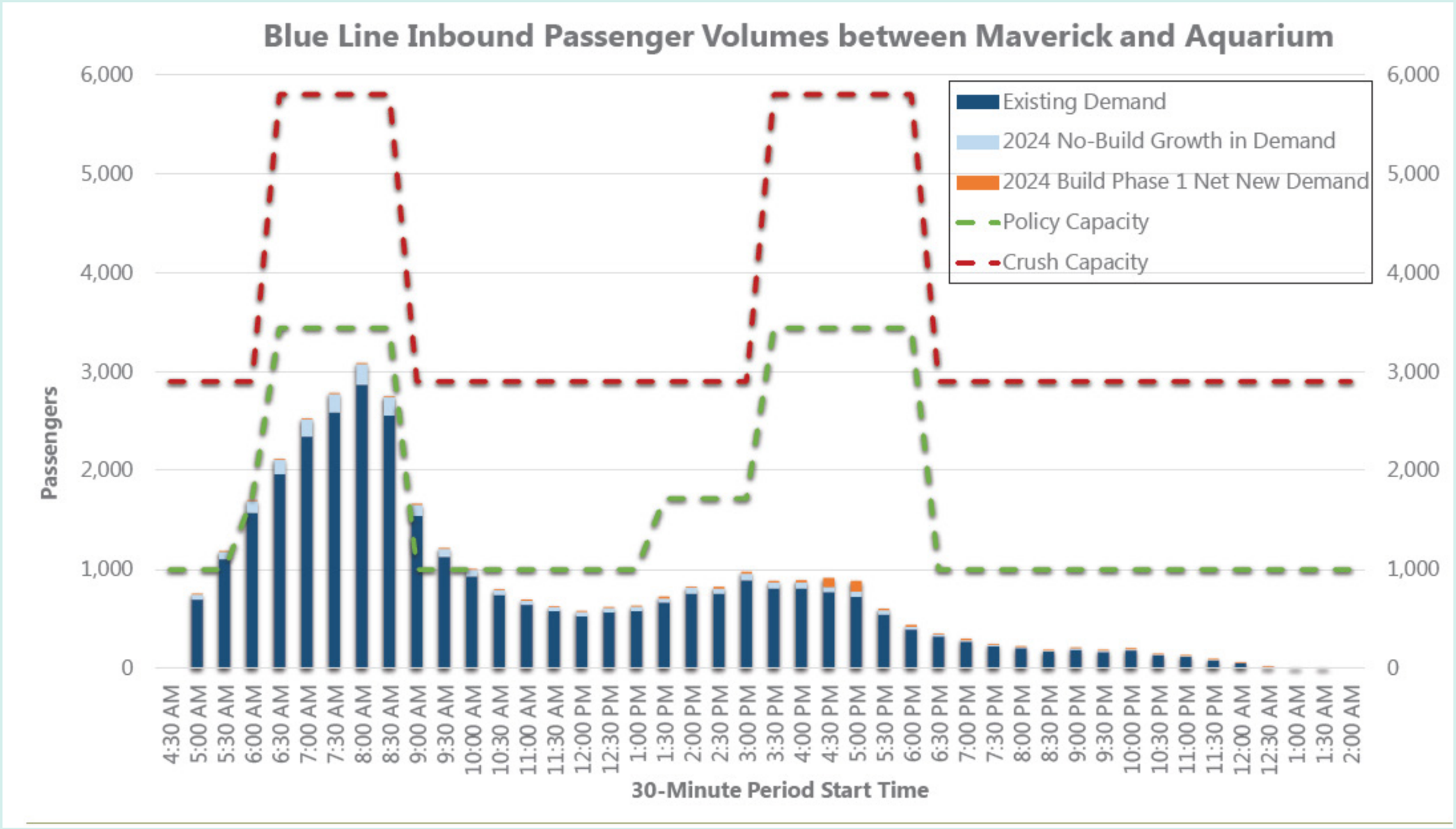
CATEGORY	FINDINGS / BENEFITS
Climate Change Resiliency	• Elevate finished floor above the 100-year FEMA flood elevation • Detain the 10-year and 100-year design storm increased rainfall depths

Transportation

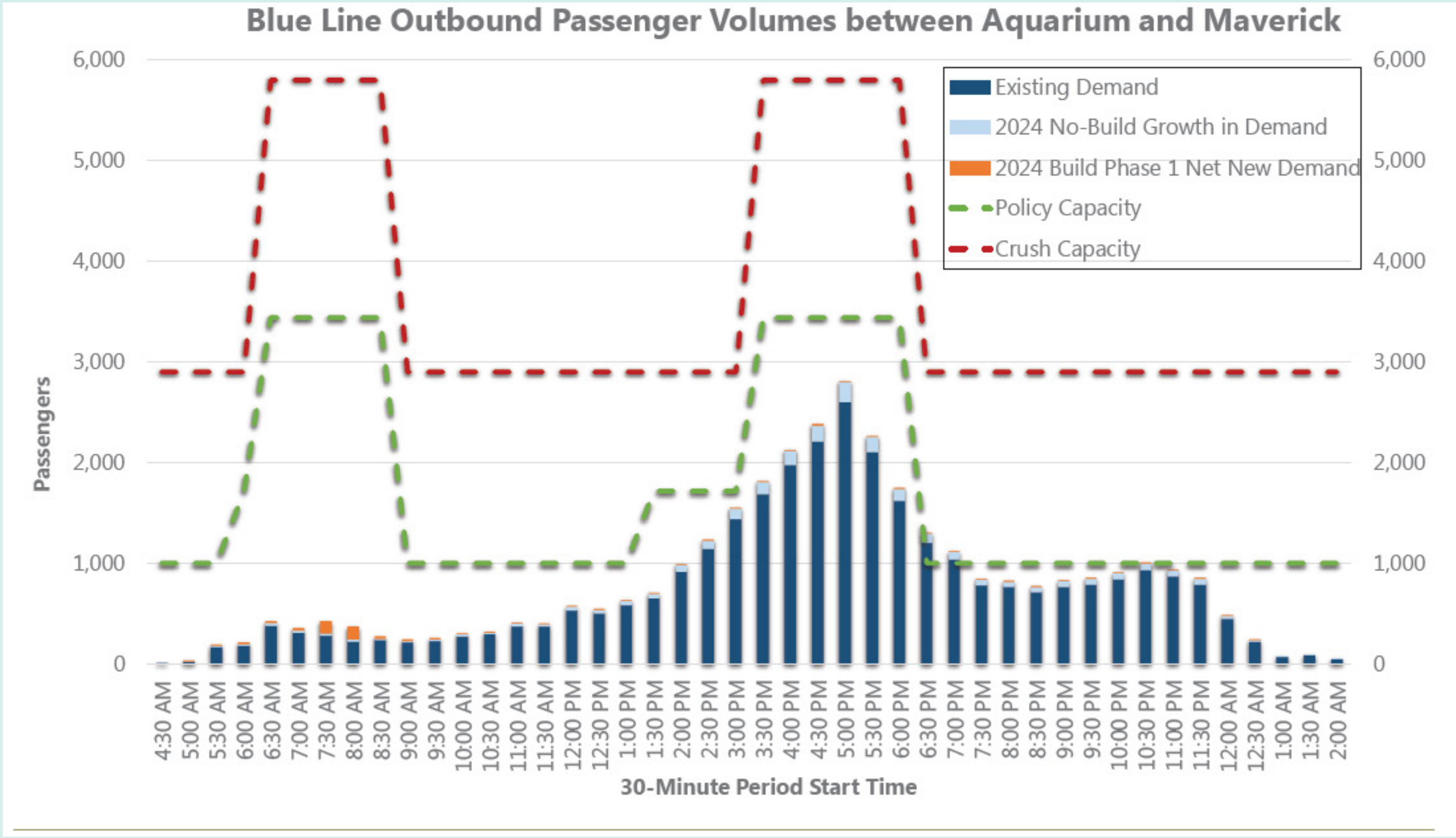
Phase 1 Project - Transportation

CATEGORY	FINDINGS / BENEFITS
Transit	• Reverse Commute • Will NOT exceed any capacity thresholds • Blue Line can easily accommodate the AM and PM peak demand • Strategically located next to public transit • New on-site accessible walkway to the MBTA Suffolk Downs station

Phase 1 Project - Limited Transit Impacts



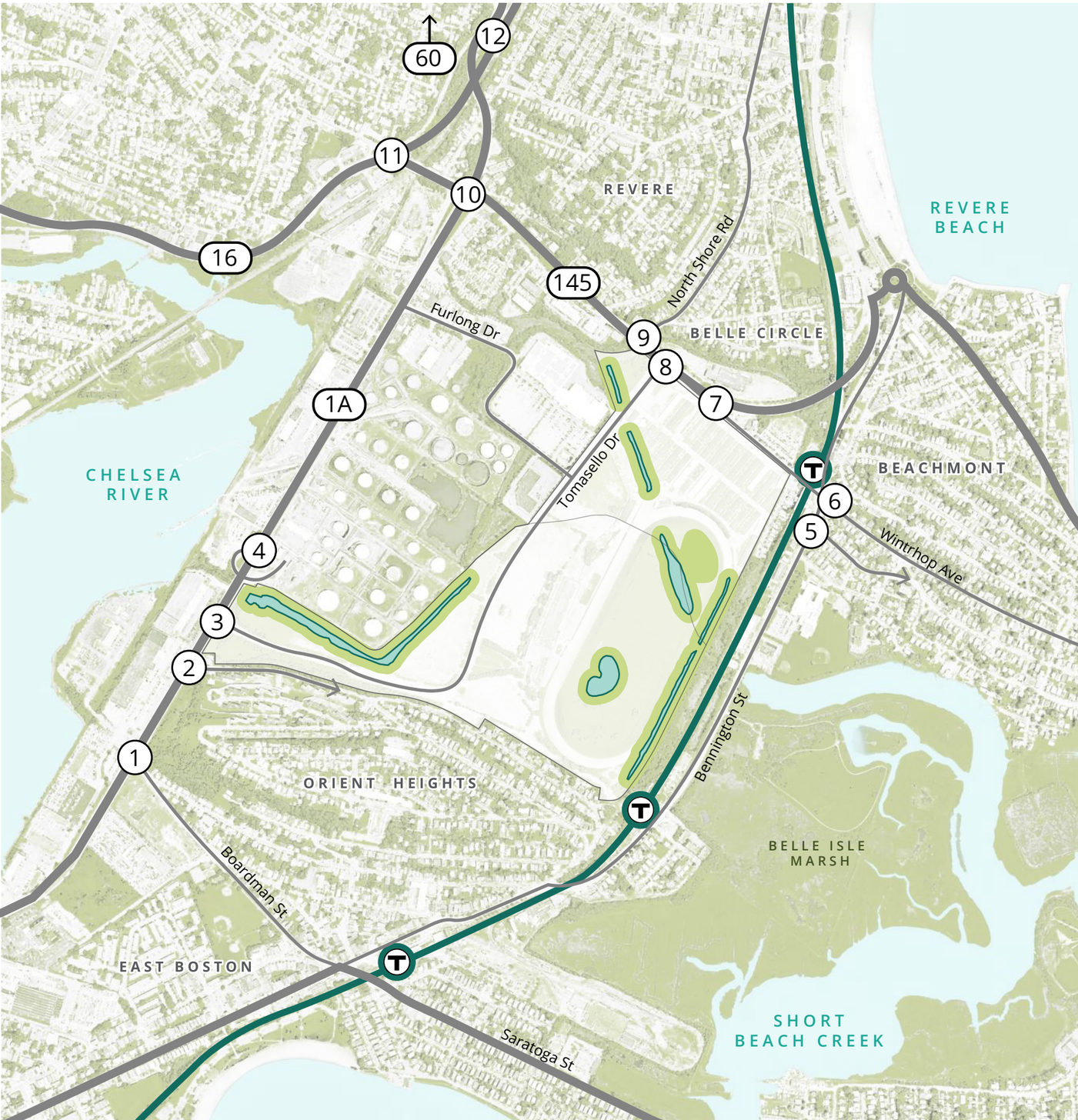
Phase 1 Project - Limited Transit Impacts



Phase 1 Project - Transportation

STEP	PROJECT APPROACH / METHODOLOGY
1. Determine Traffic Study Intersections	• 12 Intersections Studied • Confirmed by MassDOT

Phase 1 Project - Transportation



1. Route 1A / Boardman Street
2. Route 1A / Waldemar Avenue
3. Route 1A / Tomasello Drive
4. Route 1A / Jughandle
5. Bennington Street / Crescent Avenue
6. Bennington Street / State Road / Winthrop Avenue
7. Wintrop Avenue / Revere Beach Parkway
8. Wintrop Avenue / Tomasello Drive
9. Wintrop Avenue / North Shore Road
10. Wintrop Avenue / Route 1A
11. Wintrop Avenue / Revere Beach Parkway / Harris Street
12. Bell Circle-VFW Parkway / Route 16 / Route 60

Phase 1 Project - Transportation

STEP	PROJECT APPROACH / METHODOLOGY
2. Quantify Existing Generated Traffic	• Traffic Counts taken Spring 2017 • Off Track Betting traffic counts
3. Identify Applicable Institute of Transportation Engineers (ITE) Land Use Code(s)	• LUC 714 Corporate Headquarters
4. Estimate Project Vehicle Trips	• 520,000 SF of office space • ITE Trip Generation, 10th Edition
5. Convert to Person Trips	• Average Vehicle Occupancy (AVO) Rates • Calculate Internal Capture Trips
6. Determine Appropriate Mode Shares based on CTPP for Boston and Revere	• Drive Alone = 44.4% • Rideshare = 7.6% • Transit= 37.5% • Other (walk, bike) = 10.5%
7. Calculate Daily and Peak Hour Trips by Mode	• Convert Person Trips to Adjusted Vehicle Trips

Phase 1 Project - Transportation

CATEGORY	FINDINGS / BENEFITS

Traffic Generation	• Reverse Commute
	• Minimal Impacts
	  • 334 entering and 25 exiting weekday AM peak vehicle trips
	  • 31 entering and 277 exiting weekday PM peak vehicle trips

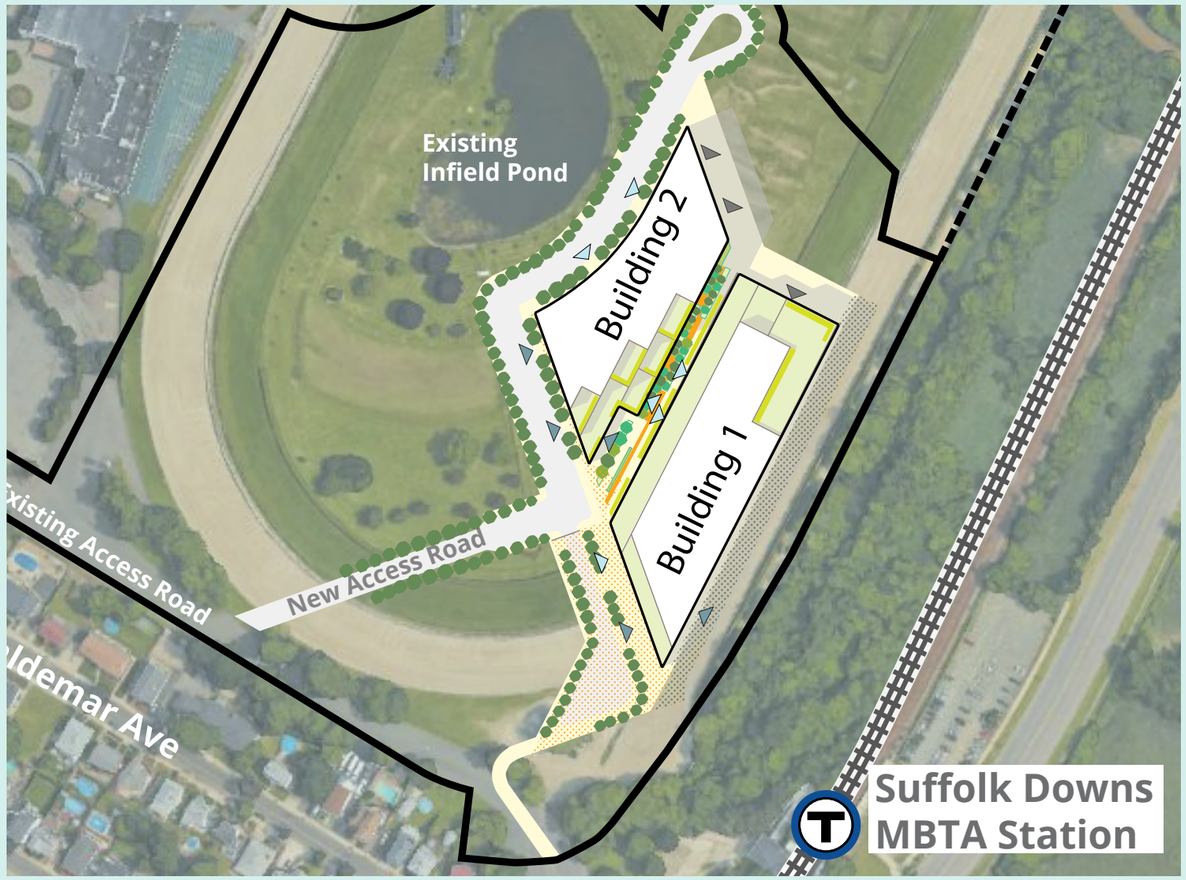
Traffic Beneficial Measures	• New internal access driveway • Re-stripe Tomasello Road • On-site bicycle storage • New on-site Hubway public bikeshare station • Implement a TDM Plan • Site access improvement with the No Left Turn signage at Tomasello • Signal adjustments at Winthrop
Parking	• No net new parking • Structured parking spaces within new buildings • Parking ratio of 1 space per 1,000 SF

Phase 1 Project - Infrastructure

CATEGORY	FINDINGS / BENEFITS
Stormwater Management / Water Quality	• New / enhanced stormwater management system • Improved water quality
Water Demand	• Estimated 43,000 gallons per day • Low-flow / efficient plumbing fixtures • Adequate services / capacity • Capture / reuse stormwater runoff for landscape irrigation, where feasible • Various water conservation measures under consideration
Wastewater Generation	• Estimated 39,000 gallons per day • Adequate services / capacity • 4:1 I/I mitigation

Phase 1 Proposed Mitigation

- **City of Boston Mitigation Payments**
  - Affordable Housing Fund: Approx. $3,500,000 ($8.34 psf after the first 100,000 sf)
  - Jobs Fund Mitigation: Approx. $700,000 ($1.67 psf after the first 100,000 sf)
- **Safety & Signage Improvements on Tomasello Way & Route 1A**
- **Signal Timing Changes on Winthrop Avenue**
- **New Hubway Station**
- **New Plaza, Landscaping & Seating Areas**
- **New Open Space Areas (Passive & Active)**
- **4:1 Inflow & Infiltration Payment ($375,000)**
- **Other On-site Improvements**
  - New Roads and Sidewalks
  - Utilities (Electric, Gas, Water/Sewer)



THANK YOU