



Suffolk Downs Redevelopment Master Plan PDA Mitigation Commitments

April 30, 2019



BOSTON LOGAN
INTERNATIONAL AIRPORT

SEAPORT

DOWNTOWN
BOSTON

KENDALL
SQ./MIT

HARVARD/
CAMBRIDGE

EAST BOSTON
GREENWAY

CONSTITUTION BEACH

ORIENT HEIGHTS

CHELSEA CREEK

SUFFOLK DOWNS

BELLE ISLE MARSH

BENNINGTON STREET

BEACHMONT

REVERE BEACH
PARKWAY

Suffolk Downs Team

THE

HYM

INVESTMENT GROUP, LLC

OWNER & DEVELOPER



MASTER-PLANNER &
ARCHITECT



LANDSCAPE
ARCHITECT



RETAIL ARCHITECT



PERMITTING & TRAFFIC
CONSULTANT



CIVIL ENGINEER

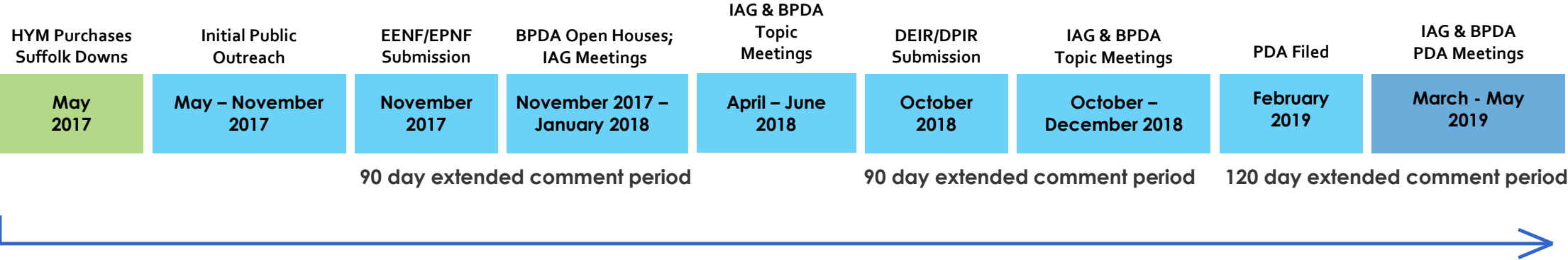


SUSTAINABILITY
CONSULTANT

Project Timeline



OVER TWO YEARS OF COMMUNITY ENGAGEMENT



HELD OVER 300 COMMUNITY AND STAKEHOLDER MEETINGS

Design Principles

Mixed Use Walkable Neighborhood



Open Space and Parks



Neighborhood Retail



Economic Development



Transit Oriented Development

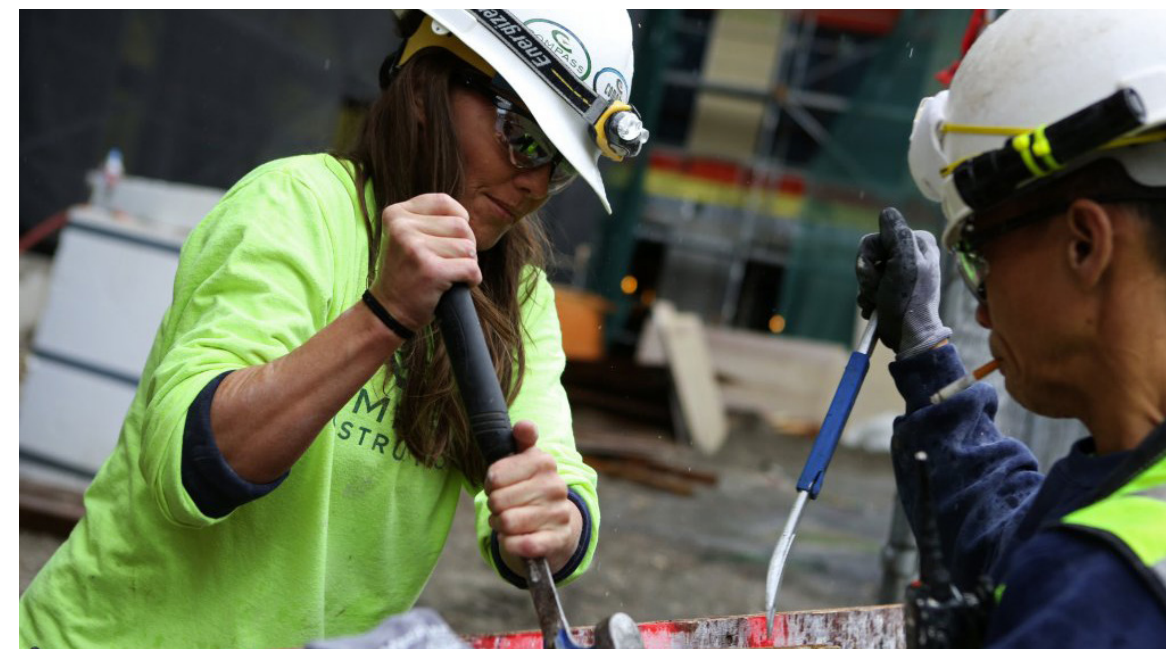


Resiliency and Sustainability



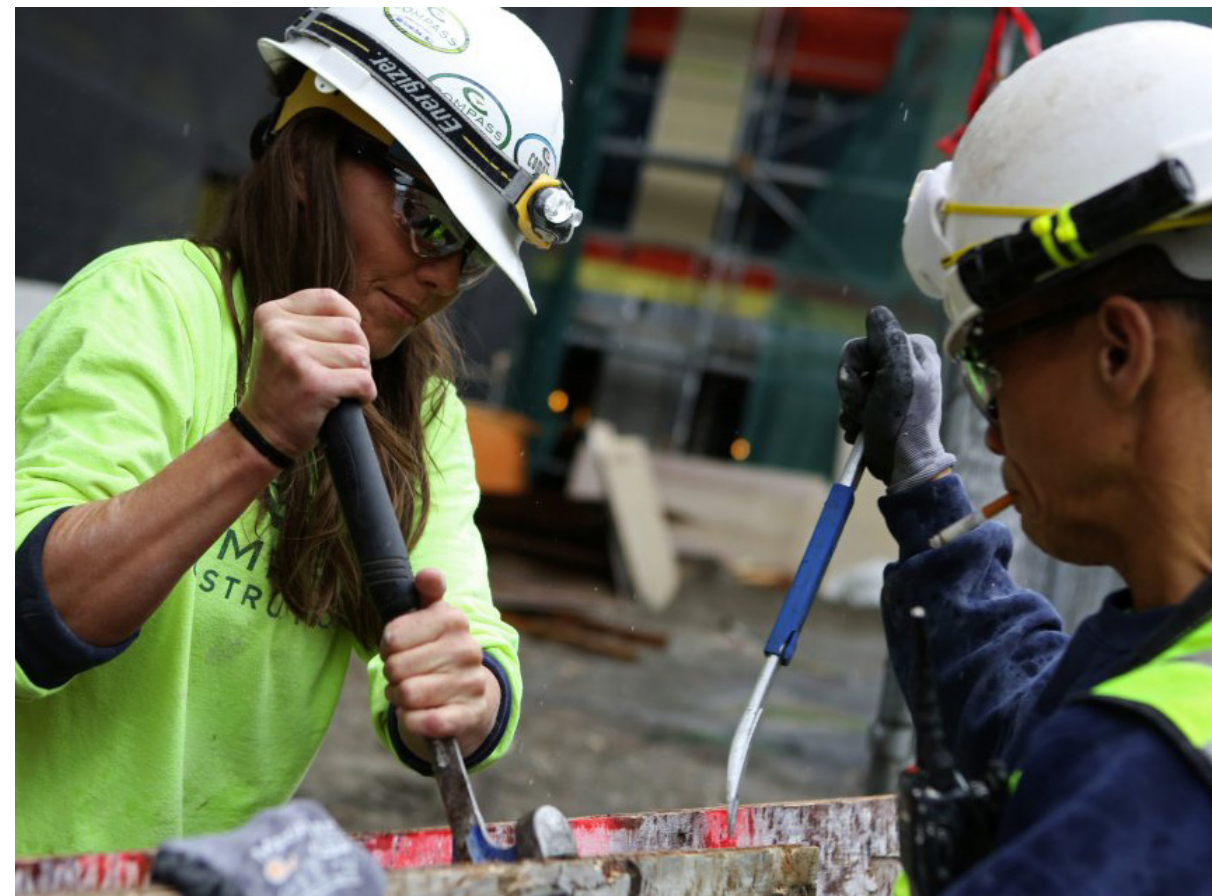
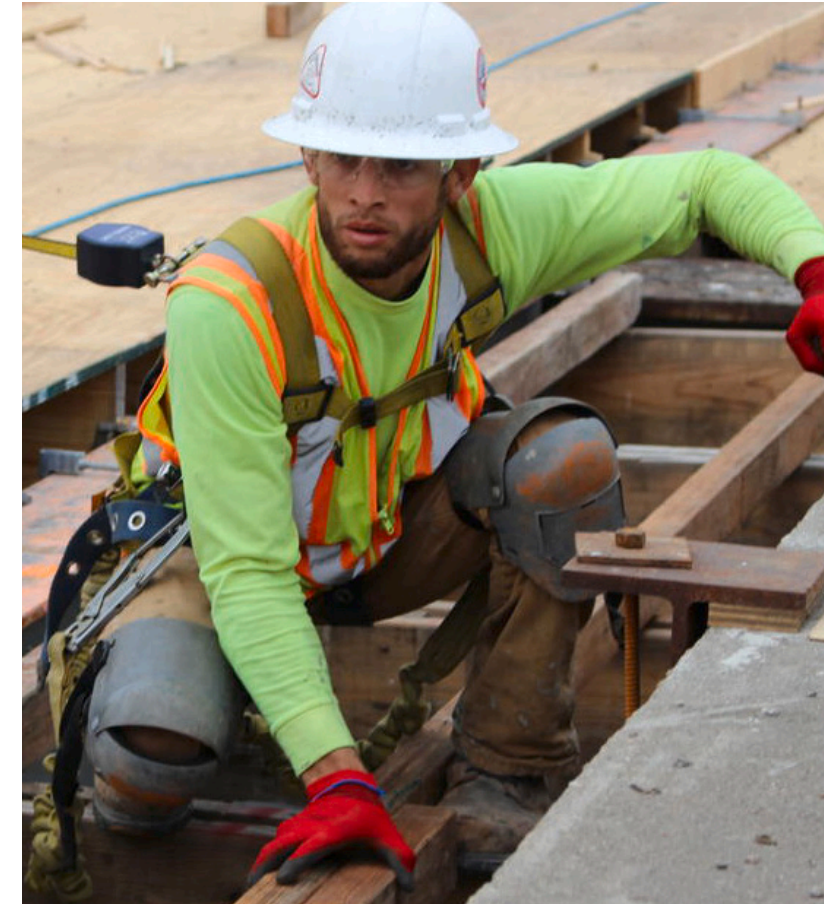
Everyone is Welcome Here

- 40 acres of publicly accessible open space
- 15-acre Central Common
- Beachmont Square and Suffolk Downs Public Plazas
- Outdoor Civic Spaces
- Up to 10,000 units of housing including apartments, home ownership units, senior housing and townhomes
- Compliance with Boston's 13% Inclusionary Development Policy totalling 930 Affordable Units
- 14,000 new construction jobs
- 25,000 new permanent jobs
- 10% of 500,000 SF retail committed to local business owners
- Forward thinking resiliency strategy protecting site, adjacent neighborhoods, transit & roadway infrastructure
- Sustainable LEED building measures incorporated in all buildings



Economic Development and Employment Opportunities

- \$1 Million Commitment by the project team for building trades training for local residents, including a physical workshop at Suffolk Downs
- \$1 Million Commitment by HYM to provide job preparation programs to local young people
- 14,000 New Construction Jobs
- 25,000 New Permanent Jobs
 - Office
 - Lab
 - Research & Development
 - Grocery Markets
 - Entertainment
 - Food
 - Service
 - Hotel



Site Plan



Land Use Plan



Phasing Plan



Development Review Procedure for Each Phase and Building

- **Proponent Submits a Building Design Review Package:**
 - Schematic Design Documents
 - Wind, Shadow, Solar Glare, and Daylight Studies
 - LEED Checklists
 - Mitigation Plans
- **Proponent Provides Copies to the IAG**
- **BPDA Posts Submission Online and in Library**
- **Proponent Presents Building Plans to IAG and Community**
- **Comment Period Follows**
- **BPDA Confirms Compliance with Development Plans**
- **BCDC Conducts Independent Design Review**



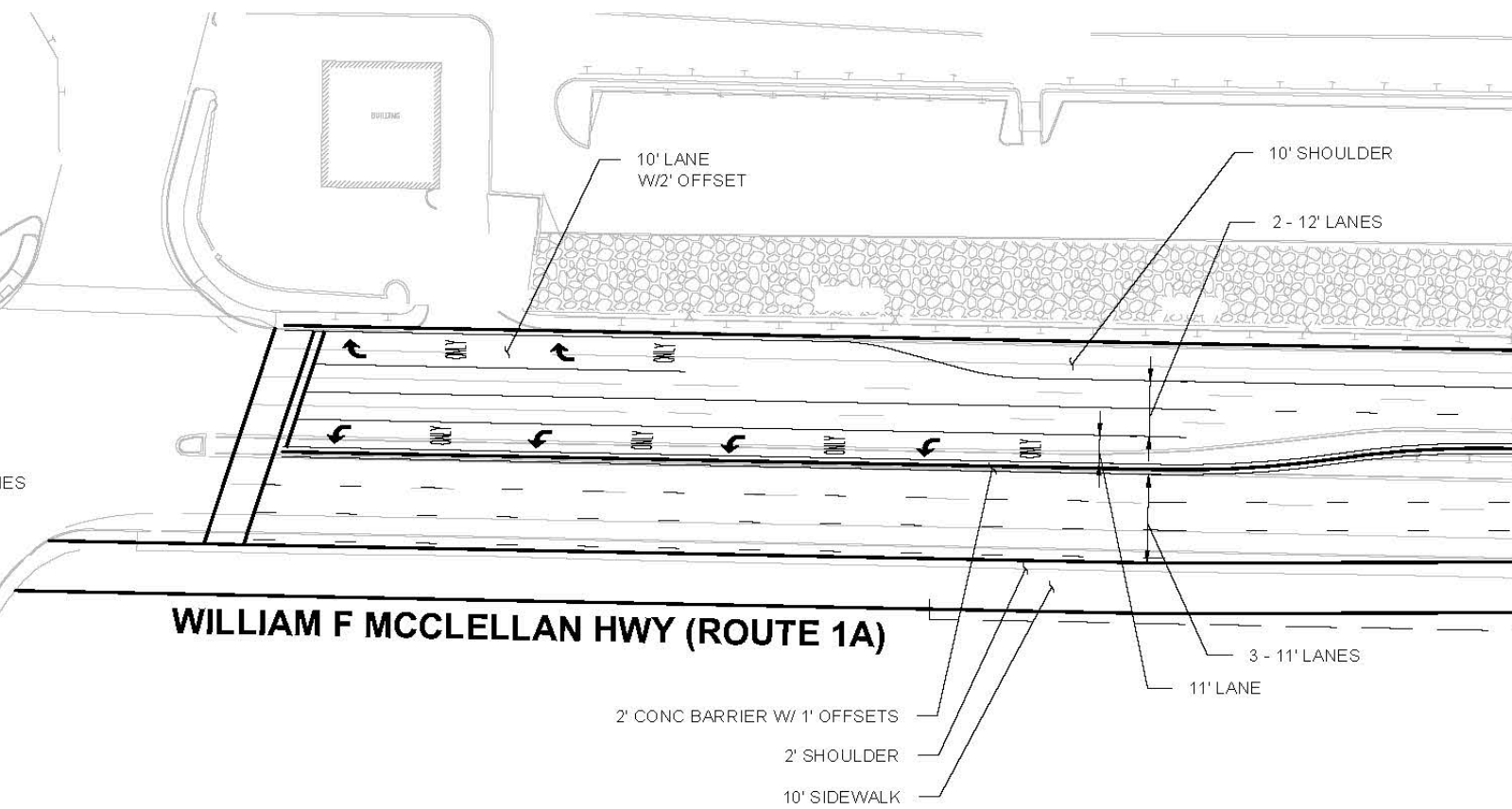
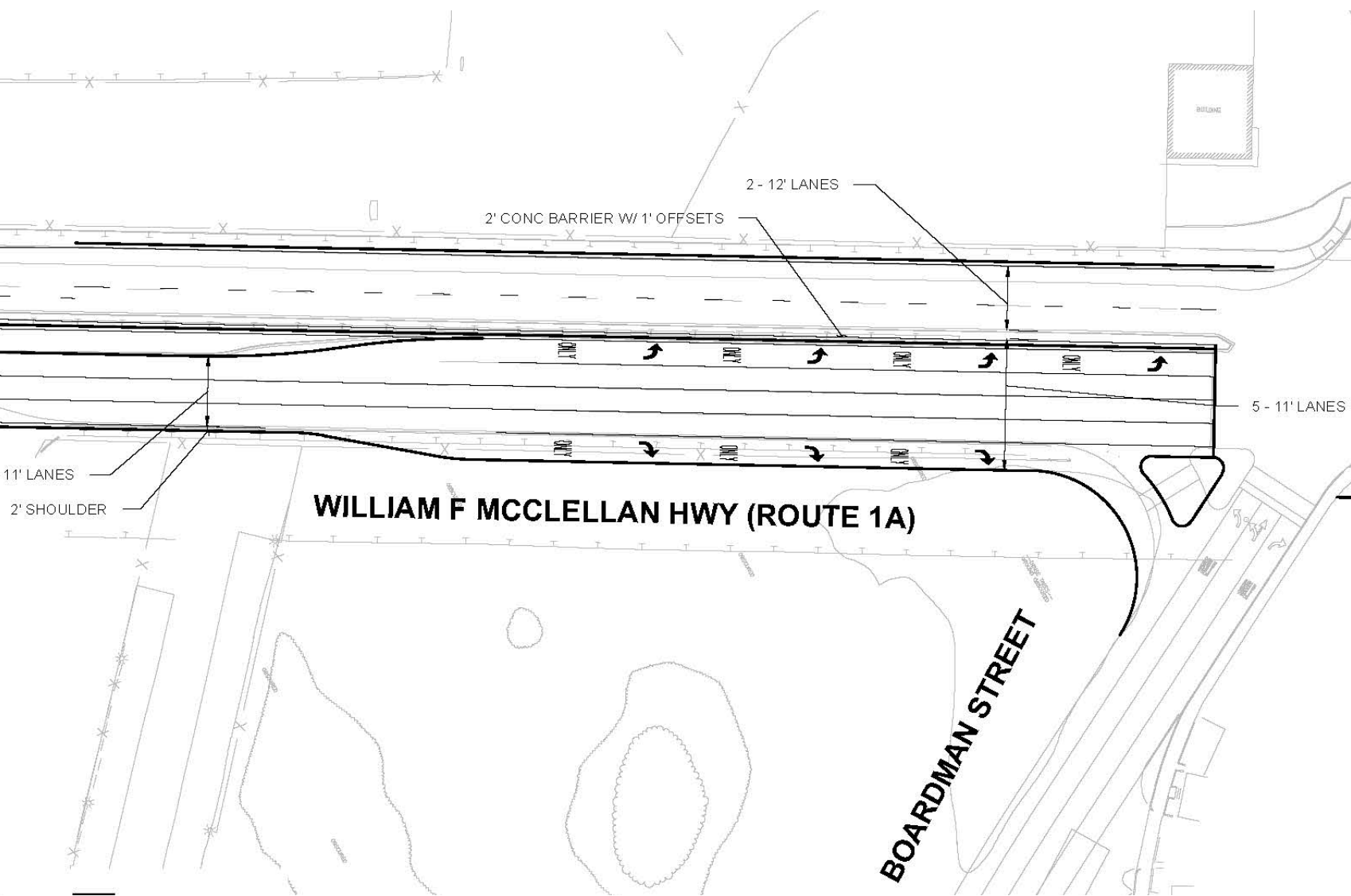
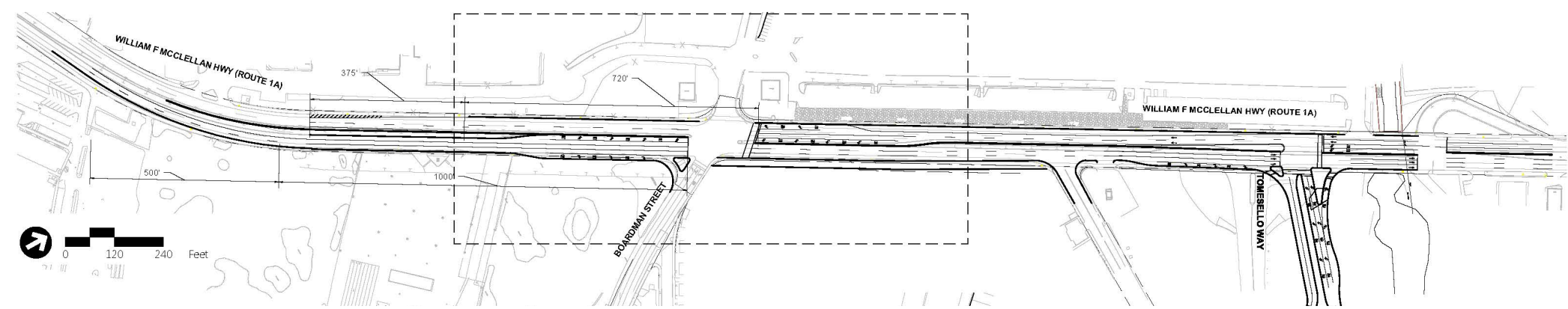
An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A large body of water, likely a bay or harbor, is visible on the right side. In the center-left, there is a large industrial area with numerous white and blue storage tanks. Adjacent to the industrial area is a green, oval-shaped racetrack. The city is bordered by a sandy beach and the ocean on the right. The word "Updates" is written in white text in the upper right quadrant of the image.

Updates

PDA Height Plan



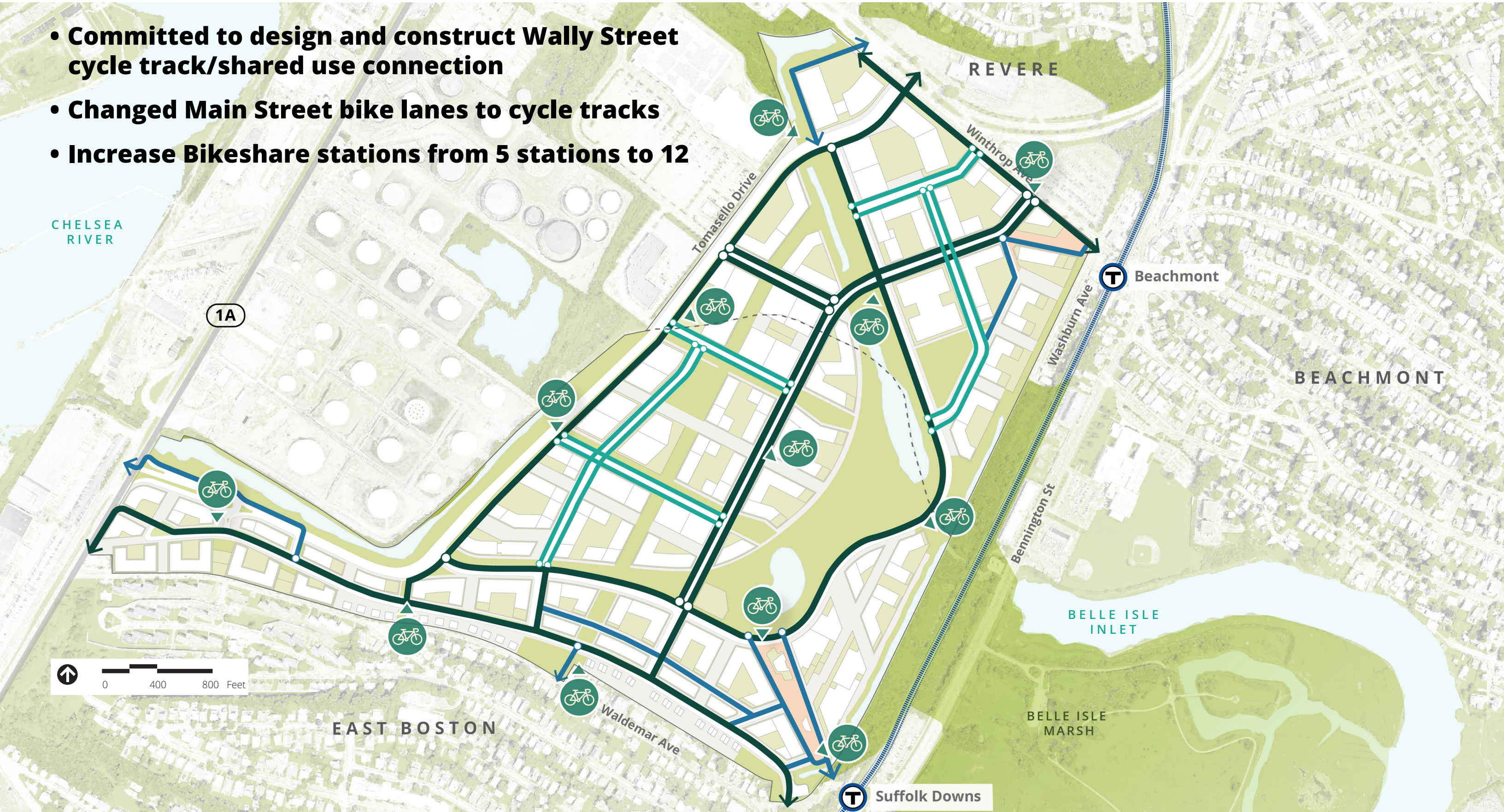
Eliminated Third Lane Southbound to Reduce Traffic Congestion



Route 1A Alternative Analysis
Option 4 - "Conventional" Intersection
One added through lane NB

Roadway, Bike, and Pedestrian Network Totaling \$110 million

- Committed to design and construct Wally Street cycle track/shared use connection
- Changed Main Street bike lanes to cycle tracks
- Increase Bikeshare stations from 5 stations to 12



East Boston Greenway to Revere Beach Extension with Wally Street Connection



50,000 SF of Indoor Civic Spaces

40,000 SF in Boston and 10,000 SF in Revere

- East Boston Community Center
- Neighborhood Health Center
- Daycare Options
- Early Childhood Education
- Common Worship Space
- Potential East Boston Branch Library Extension
- Flexible Community Space
- Job Training Area
- Boys & Girls Club
- Visual and Performance Art Center
- Dance and Recreation Center
- Office Space for Supportive Services and Non-Profits



An aerial photograph of a coastal city. The city is densely packed with residential and commercial buildings. A large body of water, likely a bay or harbor, is visible on the right side of the image. A sandy beach runs along the coastline. In the center of the city, there is a large, oval-shaped green field, possibly a park or sports field. To the left of this field, there is an industrial area with several large white storage tanks. The city is surrounded by water on three sides, with a narrow strip of land connecting it to the mainland on the left.

Master Plan PDA Mitigation Commitments

Mitigation: Wetlands and Waterways

Required Items and Fees	Typical	Additional
Invasive species management, \$50,000/year	Mitigate and restore potential off-site impacts from utility connections to natural resources if necessary	Horseshoe Pond Bank Improvements
	Mitigate and restore potential off-site impacts from roadway improvements if necessary	Sales Creek Culvert Daylighting
		Vegetation Enhancement and Restoration

Mitigation: Stormwater Management

Required Items and Fees	Typical	Additional
<p>Construct Stormwater Management System:</p> <ul style="list-style-type: none">- Improve stormwater quality- Manage peak run-off rates <p>Buildings will store and reuse first 1.0 inch of rainfall</p> <p>Capture and reuse stormwater for irrigation</p>	<p>52,000 CF underground stormwater detention facility</p>	<p>Fix tide gate and culverts under Route 1A to Chelsea Creek</p> <p>Reduce impervious area by over 10% and increase Green Roof area to 20%</p>

Mitigation: Open Space

- 25% of site dedicated to publicly accessible open space
- Boston Zoning, PDA, and Commonwealth’s Chapter 91 do not require open space

Required Items and Fees	Typical	Additional
	Roof top and setback areas designed as accessible open space	40 Acres of Open Space, including: Suffolk Downs and Beachmont Plaza 15-acre Central Common Outdoor Theater Green Fingers Sales Creek walkways Orient Heights Park Active Linear Park

Mitigation: Water and Wastewater

Required Items and Fees	Typical	Additional
Pay I/I fees for sewer mitigation, approximately \$10 million		<div>Install 3,000 LF dedicated bypass line to maintain existing sewer and pump station capacities</div> <div>Redirect discharge from off-site catch basins to dedicated drain system</div>

Mitigation: Transit Improvements

Required Items and Fees	Typical	Additional
Transportation Impact Analysis (TIA) to analyze impacts to transit services		<div>Provide an extensive 5.7 mile on-site cycle track network along with 12 bike share stations</div> <div>Provide privately-operated on-site circulator shuttle</div> <div>Provide privately-operated off-site shuttle services to key transit stations and regional destinations</div> <div>Implement Transit Signal Priority at signalized intersections</div> <div>Conduct code evaluation assessment of Suffolk Downs and Beachmont Stations for current and future ridership</div> <div>Constructed new Route 119 bus stop at Stop & Shop and on-site turnaround on Tomasello Drive: \$200,000</div> <div>Build Rt. 119 bus stops throughout future site</div>

Mitigation: Traffic Improvements

Required Items and Fees	Typical	Additional
Transportation Impact Analysis (TIA) to analyze impacts to area traffic	Traffic improvements directly related to project’s site access	Proposed \$50 million in traffic improvements, including:
	Signal timing changes aligned with new traffic light	Route 1A at Boardman Street
	Geometric improvements to adjacent and nearby intersections	Route 1A at Tomasello Drive
	Comprehensive Transportation Demand Management program	Route 1A at Furlong Drive
	Implement traffic monitoring program	Route 60 at Bell Circle (5 Intersections)
		Route 1/Route 16 Interchange
		Day Square (Five Intersections)
		Extensive bicycle and pedestrian infrastructure connecting to off-site routes, including East Boston Greenway

Mitigation: Traffic Improvements

Required Items and Fees	Typical	Additional
		Winthrop Avenue (Route 145) at Revere Beach Parkway (Route 16)/Harris Street
		Winthrop Ave. (Route 145) at North Shore Road
		Winthrop Ave. (Route 145) at Tomasello Drive
		Median at Winthrop Avenue Fire Station
		Winthrop Ave. (Route 145) at MBTA lot/Site
		Route 1A at Curtis Street
		Route 1A at Revere Street
		Route 60 at Revere Street and Breed Street

Mitigation: Traffic Improvements

Required Items and Fees	Typical	Additional
		<div>Brown Circle</div> <div>Route 16 at Garfield Ave./Webster Ave.</div> <div>Bennington Street at State Road/Winthrop</div> <div>Bennington Street at Crescent Ave.</div> <div>Bennington Street at Saratoga Street</div> <div>Route 60 at Sigourney Street</div> <div>Route 60 at Charger Street</div>

Mitigation: Green House Gas Emissions and Renewable Energy

Required Items and Fees	Typical	Additional
All buildings required to be LEED certifiable	Majority of buildings in Boston will be designed to LEED Silver standard	Design all buildings to meet LEED certifiable standards as follows: <ul style="list-style-type: none">- Minimum of 5% LEED Platinum- Minimum of 75% LEED Gold- Maximum of 20% LEED Silver
	Construct all buildings to be “Solar Ready”	Buildings will achieve energy usage savings over code of: <ul style="list-style-type: none">- 5% of Buildings greater than 50%- 35% of Buildings 30%-50%- 55% of Buildings 18%-30%- 5% of Buildings 10%-18%
	Preferred parking spaces for electric vehicles	Design and cost a 200,000 SF Passive House building
		Install a minimum of 2 MW of solar PV on building rooftops
		Construct a 50,000 sf demonstration Passive House multi-family building in Phase 1B
		All 12 single-family homes along Waldemar Avenue will be Passive House or Energy Positive
		All 22 townhouses will be Passive House or Energy Positive (E+)

Mitigation: Climate Change Resiliency

Required Items and Fees	Typical	Additional
Provide 1-2 feet of freeboard above the projected 2070 Base Flood Elevation	Implement alternative flood protection measures where first floor elevations of at least 20.5’ are not feasible	Upgrade Bennington Street Pump Station from 300 cubic feet per second (cfs) to 600 cfs, approximately \$5.25 million
Finished floor elevations per Massachusetts Building Code	Reduce amount of heat absorbing pavement	Complete feasibility study for Bennington Street Berm regional flood protection
	Operable windows	Phase 2 will maintain flood storage for current day 1% annual exceedance floodplain
	Use 95°F peak day for sizing of building mechanical systems	Phase 3 will maintain flood storage for current day 1% annual exceedance floodplain
		Install temporary tide gate east of Project Site along Sales Creek, approximately \$325,000
		Plant robust tree canopy to mitigate heat islands and capture stormwater
		Stormwater management system designed to address increases in storm intensity due to climate change per BWSC guidance

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IAG Comment Letters

Responses to IAG Comment Letters: Publicly Accessible and Diverse Recreation and Open Space

- Active Open Space: 21 acres
- Passive Open Space : 16 acres
- Civic Open Space : 3 acres

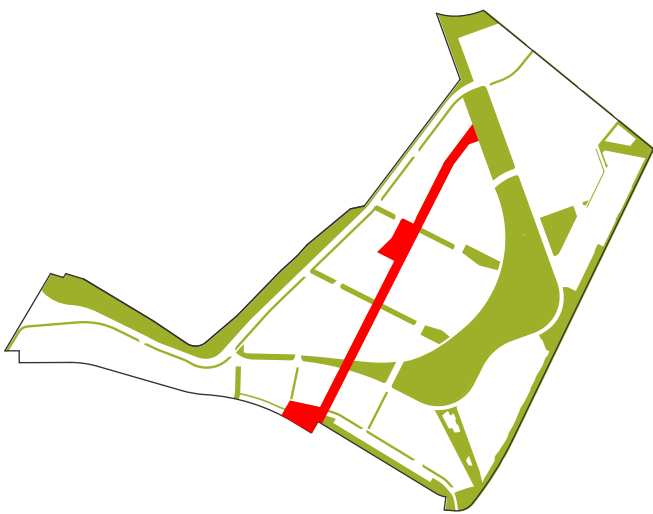


ACTIVE
PASSIVE
CIVIC

Public Open Space Network | Central Common



Public Open Space Network | Active Linear Park & Buffers



Public Open Space Network | Green Fingers



Outdoor Civic Spaces and Civic Plaza Precedents



Civic Plaza



Outdoor Performance Theater



Responses to IAG Comment Letters: Sustainability

- Program B reduces energy use and green house emissions an additional 6% compared to Program A
- Build 50,000 SF residential passive house building demonstration project
- Passive House/E+ design for all 12 single-family homes
- Passive House/E+ Buildings for all 22 townhomes on-site
- Explore electric buses and other new vehicle technologies
- Preferred parking and charging stations for low-e and electric vehicles
- Commitment to install 2MW of solar PV onbuilding rooftops
- Will build every building to be solar-ready



Responses to IAG Comment Letters: Sustainability

- All buildings will improve energy savings over current code:
 - 5% achieve over 50% energy savings
 - 35% achieve 30% to 50% energy savings
 - 55% achieve 18% to 30% energy savings
 - 5% achieve 10% to 18% energy savings
- All buildings will be LEED Certifiable:
 - Minimum of 5% LEED Platinum Buildings
 - Minimum of 75% LEED Gold Buildings
 - Maximum of 20% LEED Silver Buildings



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist				Project Name: Suffolk Downs Redevelopment - RESIDENTIAL Typology		Date: 4/24/2019	
Y	?	N					
1			Credit	Integrative Process		1	
9	4	3	Location and Transportation			16	
			Credit 1	LEED for Neighborhood Development Location		16	
1			Credit 2	Sensitive Land Protection		1	
		2	Credit 3	High Priority Site		2	
3	2		Credit 4	Surrounding Density and Diverse Uses	as the project builds-out, buildings will be able to get all points	5	
3	2		Credit 5	Access to Quality Transit		5	
1			Credit 6	Bicycle Facilities		1	
		1	Credit 7	Reduced Parking Footprint		1	
1			Credit 8	Green Vehicles		1	
5	3	2	Sustainable Sites			10	
Y			Prereq	Construction Activity Pollution Prevention		Required	
1			Credit	Site Assessment		1	
		2	Credit	Site Development - Protect or Restore Habitat		2	
	1		Credit	Open Space (30% Site Area incl. Bldg Footprint)		1	
1	2		Credit	Rainwater Management	+1 from DPIR/DEIR	3	
2			Credit	Heat Island Reduction		2	
1			Credit	Light Pollution Reduction		1	
5	4	2	Water Efficiency			11	
Y			Prereq	Outdoor Water Use Reduction		Required	
Y			Prereq	Indoor Water Use Reduction		Required	
Y			Prereq	Building-Level Water Metering		Required	
1	1		Credit	Outdoor Water Use Reduction (50% reduction)		2	
3	1	2	Credit	Indoor Water Use Reduction (35% reduction)	+1 from DPIR/DEIR	6	
	2		Credit	Cooling Tower Water Use		2	
1			Credit	Water Metering		1	
17	6	10	Energy and Atmosphere			33	
Y			Prereq	Fundamental Commissioning and Verification		Required	
Y			Prereq	Minimum Energy Performance		Required	
Y			Prereq	Building-Level Energy Metering		Required	
Y			Prereq	Fundamental Refrigerant Management		Required	
5	2	0	Materials and Resources			13	
Y			Prereq	Storage and Collection of Recyclables		Required	
Y			Prereq	Construction and Demolition Waste Management Planning		Required	
		5	Credit	Building Life-Cycle Impact Reduction		5	
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations		2	
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials		2	
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients		2	
2			Credit	Construction and Demolition Waste Management (75% + 4 streams)		2	
					+1 from DPIR/DEIR		
11	4	1	Indoor Environmental Quality			16	
Y			Prereq	Minimum Indoor Air Quality Performance		Required	
Y			Prereq	Environmental Tobacco Smoke Control		Required	
2			Credit	Enhanced Indoor Air Quality Strategies		2	
2	1		Credit	Low-Emitting Materials		3	
1			Credit	Construction Indoor Air Quality Management Plan		1	
1	1		Credit	Indoor Air Quality Assessment		2	
1			Credit	Thermal Comfort		1	
1	1		Credit	Interior Lighting		2	
2	1		Credit	Daylight		3	
1			Credit	Quality Views		1	
		1	Credit	Acoustic Performance		1	
6	0	0	Innovation			6	
5			Credit	Innovation	+1 from DPIR/DEIR	5	
1			Credit	LEED Accredited Professional		1	
1	2	1	Regional Priority			4	
	1		Credit	Regional Priority: Rainwater Management (2 points)		1	
1			Credit	Regional Priority: Energy Performance (8 pts = 17%)	+1 from DPIR/DEIR	1	
	1		Credit	Regional Priority: Indoor Water Use Reduction (4 pts = 40% reduction)		1	
		1	Credit	Regional Priority: High Priority Site or Renewable Energy (2 pts = 3%)		1	
60	25	25	TOTALS			Possible Points: 110	

Responses to IAG Comment Letters: Transportation

- Completed Existing Conditions Studies of Suffolk Downs and Beachmont Stations
- Will study the potential benefits of a Red-Blue Connector at MGH Station per MassDOT request
- Will be evaluating updated Blue Line Capacity based upon new Program B and most recent Blue Line Data



Responses to IAG Comment Letters: Housing

- Striving to find additional ways to increase affordability in East Boston
- 13% Affordable Housing totalling 930 units in Boston
- 12 Single Family and 22 Passive House or Energy Positive (E+) Townhomes

Boston Residential Unit Mix	% of Total	# of Units in Boston
Apartment	58.5%	4,190 units
Homeownership Units	31.5%	2,200 units
Senior Housing Units	10%	710 units
TOTAL	100%	7,100 units

Master Plan Residential Unit Mix	% of Total	# of Units in Master Plan
Apartment	58.5%	5,850 units
Homeownership Units	31.5%	3,150 units
Senior Housing Units	10%	1,000 units
TOTAL	100%	10,000 units



Responses to IAG Comment Letters: Housing

Residential Unit Mix	% of Total	# of Units
Apartment	58.5%	4,190 units
Studio (Studio + Micro)	26.1% of Apartments	1,094
One Bedroom	50.5% of Apartments	2,116
Two Bedroom	18.4% of Apartments	772
Three Bedrooms	4.9% of Apartments	206
Homeownership Units	31.5%	2,200 units
Studio	6.5% of Condo	143
One Bedroom	49.4% of Condo	1,087
Two Bedroom	36.2% of Condo	796
Three Bedroom	7.9% of Condo	174
Senior Housing Units	10%	710 units
Studio	8.4% of Sr. Housing	60
One Bedroom	46.7% of Sr. Housing	332
Two Bedroom	37.9% of Sr. Housing	270
Three Bedroom	7.0% of Sr. Housing	50
Single Family Homes		12 houses
Townhomes		22 townhomes



Project Benefits

Key Project Benefits

- Over \$320 million dedicated to on-site and off-site improvements
 - \$80 million to create 40-acres of publicly accessible open space
 - \$190 million for construction of all on-site infrastructure
 - \$50 million for all off-site traffic mitigation measures
- Up to 10,000 units of housing, including apartments, condominiums, senior housing and townhomes
- Compliance with Boston's Inclusionary Development Policy
 - 13% Affordability, or up to 930 units, or over 900 units
- \$33.6M Housing and Jobs Exaction Payments (i.e. Linkage) to the City of Boston
- Inflow & Infiltration mitigation payments of over \$11 million
- 40 acres of publicly accessible open space
- 500,000 SF of new street-front retail
 - 10% retail commitment to local businesses at preferable lease terms
- 5.7 miles of new bicycle facilities
- Forward-thinking resiliency strategy protecting site, adjacent neighborhoods, transit & roadway infrastructure
- LEED building and sustainability measures incorporated in all buildings



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THE
HYM
INVESTMENT GROUP, LLC

THANK YOU



Land Use Plan

