



Suffolk Downs Redevelopment Land Use & Mix of Uses

October 16, 2018



BOSTON LOGAN INTERNATIONAL AIRPORT

SEAPORT

DOWNTOWN BOSTON

KENDALL SQ./MIT

HARVARD/CAMBRIDGE



EAST BOSTON GREENWAY

CONSTITUTION BEACH



CHELSEA CREEK

ORIENT HEIGHTS

SUFFOLK DOWNS



BELLE ISLE MARSH

BENNINGTON STREET

BEACHMONT



REVERE BEACH PARKWAY

Timeline



LAND CLOSING (MAY 26, 2017)



SITE OPERATIONS



RACING CONTINUES (THROUGH JUNE 2019)



COMMUNITY MEETING



Development Vision

Design Principles

Mixed Use Walkable Neighborhood



Open Space and Parks



Neighborhood Retail



Economic Development



Transit Oriented Development



Resiliency and Sustainability



An aerial photograph of a coastal city, likely San Francisco, showing a dense urban grid, a large body of water (the bay) on the right, and a prominent racetrack in the center. The text 'Master Plan Vision' is overlaid in white on a dark blue background in the upper right corner.

Master Plan Vision

Revised Master Plan



Land Use Plan



Land Use

COMMERCIAL

Office / Lab	5,540,000 sf
Retail	270,000 sf
Hotel	420,000 sf
Total	6,230,000 sf

RESIDENTIAL 4,310,000 sf

TOTAL 10,540,000 sf



Boston Program | Master Plan Program

Use	Boston Program	Master Plan Program
Commercial Office	~ 2.76 to 5.54 MSF	~ 5.2 to 8.0 MSF
Residential	~ 4.31 to 7.31 MSF (4,300 - 7,100 units)	~ 7.15 to 10.15 MSF (7,200 - 10,000 units)
Retail	~250,000 SF	~ 500,000 SF
Hotel	~ 350,000 SF	~ 550 ,000 SF
Total	10,540,000 SF	16,200,000 SF



Housing

Boston
Residential

4,310,000 sf



Residential Unit Mix

- Between 7,200 and 10,000 new units site-wide
- Between 4,300 and 7,100 new units in Boston
- 13% Affordable Housing, or up to 930 units in Boston

Boston Residential Unit Mix	% of Total	# of Units in Boston
Apartment	58.5%	2,790 - 4,190 units
Condo	31.5%	1,100 - 2,200 units
Senior Housing Units	10%	410 - 710 units
TOTAL	100%	4,300 - 7,100 units

Master Plan Residential Unit Mix	% of Total	# of Units in Master Plan
Apartment	58.5%	4,210 - 5,850 units
Condo	31.5%	2,270 - 3,150 units
Senior Housing Units	10%	720 - 1,000 units
TOTAL	100%	7,200 - 10,000 units



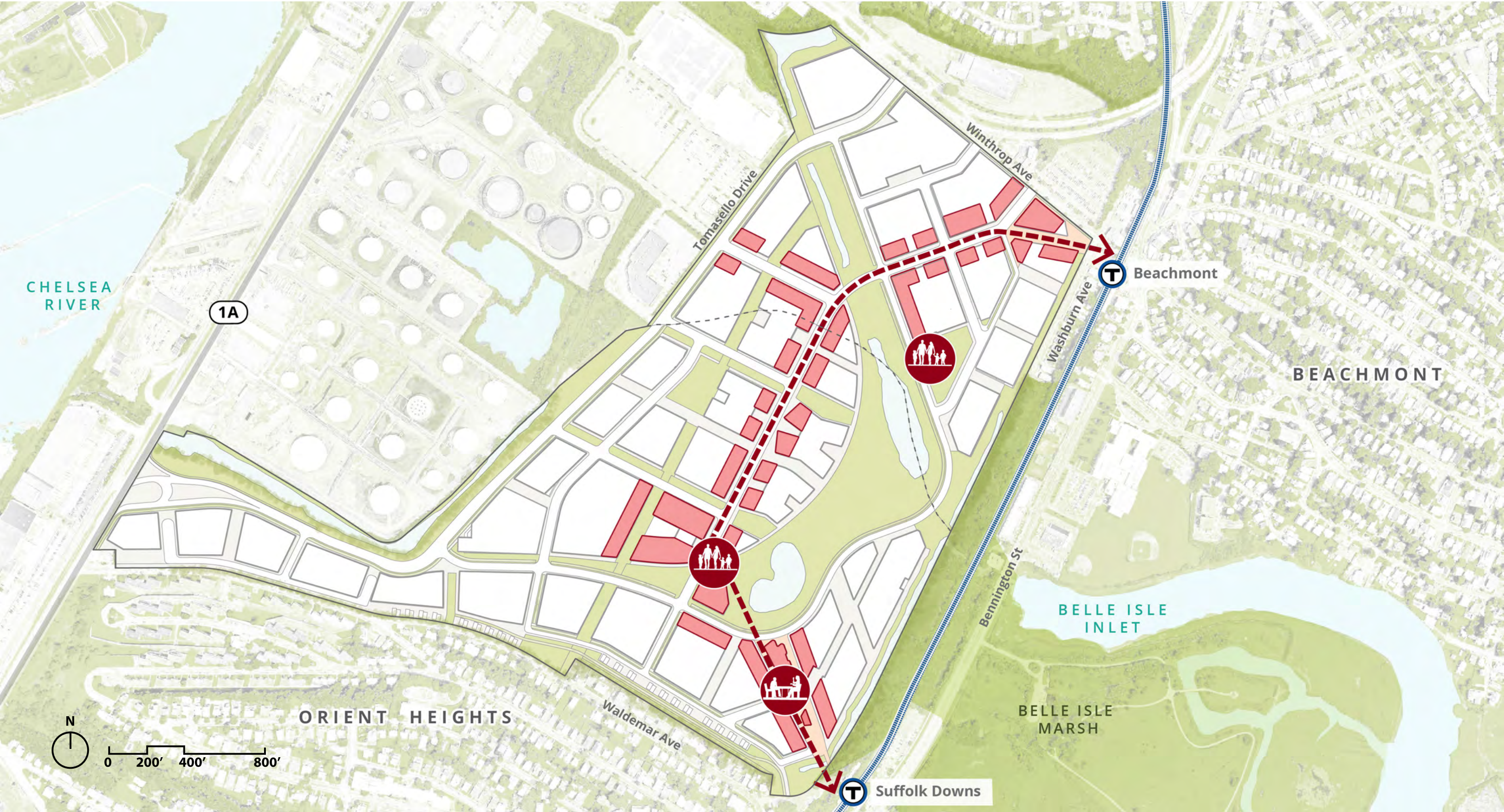
Residential Precedents



An aerial photograph of a coastal city. The city is densely packed with residential buildings and streets. A prominent feature is a large racetrack with a green infield and a tan track, located in the center-left. To the left of the racetrack is an industrial area with numerous large white and blue storage tanks. The city is bordered by a large body of water on the right and bottom. A dark blue semi-transparent rectangle is overlaid on the top right corner of the image, containing the text "Neighborhood Retail".

Neighborhood Retail

Retail Plan



Boston

Ground Floor Retail

270,000 sf



Neighborhood Retail

Over 500,000 SF of Diverse Street Front Retail



- Restaurants
- Small Grocery Store
- Pharmacies
- Coffee Shops
- Craft Brewery
- Wine Bar
- Book Store
- Specialty Stores
- Hardware
- Banks
- Specialty Foods
- Daycare
- Dry Cleaner
- Fitness
- Beauty
- Bowling

10% Commitment to Local Business Owners

View from Suffolk Downs Station

Rendering from Suffolk Downs MBTA Blue Line Station



Civic Plaza Precedents



Civic Plaza Precedents



Main Street Retail District





Office & Lab

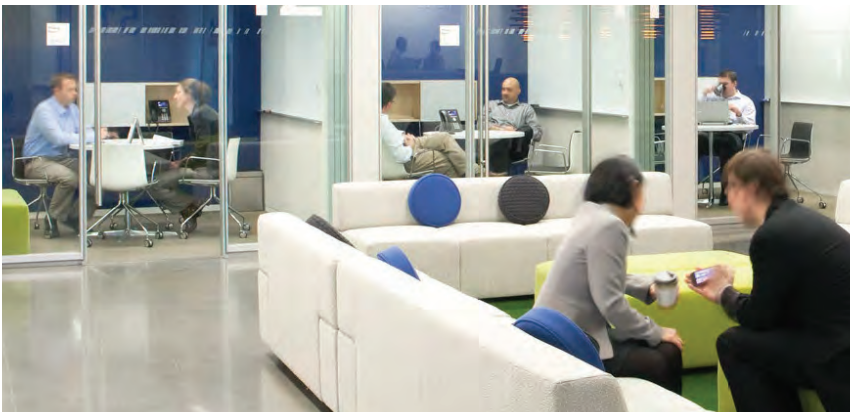
Boston
Office / Lab

5,540,000 sf



Economic Development

- 5.5-8.0 MSF Office/Lab Space
- Three Hotels, 880 keys
- 25,000 - 50,000 Full Time Jobs
- 14,000 Construction Jobs



View from Belle Isle Square towards Phase 1

Belle Isle Square Retail Plaza Rendering





Hotel

Boston Hotel

420,000 sf



Hotel Precedents



An aerial photograph of a coastal city, likely San Francisco, showing a dense urban grid, a large industrial area with numerous white and blue storage tanks, a racetrack, and a large body of water. A semi-transparent dark blue overlay covers the right side of the image, containing the title text.

Street & Garage Parking

Boston Parking Targets

PROGRAM	Target	PARKING SPACES REQUIRED
Residential	0.63 / unit	2,700
Micro	0.50 / unit	
Studio	0.55 / unit	
One Bedroom	0.63 / unit	
Two Bedroom	0.69 / unit	
Three Bedroom	0.67 / unit	
Commercial	1 / 1000 SF	5,540
Hotel	0.5 / key	420
Retail	1 / 500 SF	320
Restaurant	1 / 500 SF	180
TOTAL		9,160

- Shared parking will be utilized for portions of Residential, Hotel, Retail and Restaurant
- All permanent parking will be within enclosed garages
- On-street parking will be provided for short term parking for retail and open space areas





Open Space Framework

Open Space Network



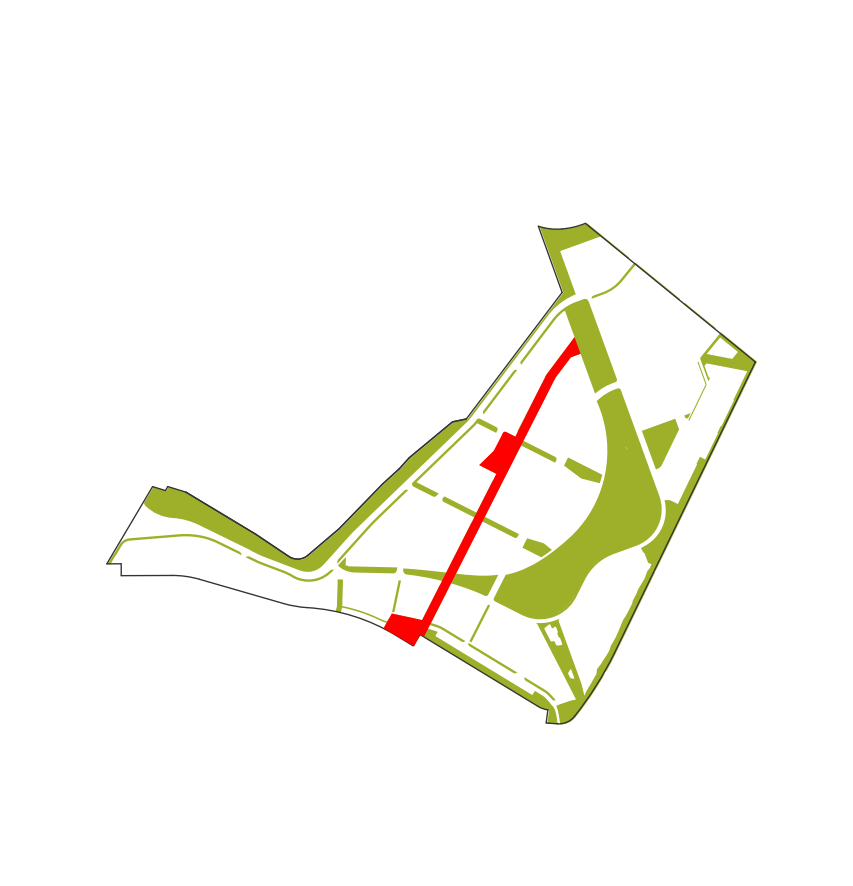
Public Open Space Network | Central Common



Open Space Network | Green Fingers



Public Open Space Network | Active Linear Park & Buffers



Open Space Network



Overall Canopy Strategy



CHELSEA RIVER

1A

Tomasello Drive

Winthrop Ave

T

Beachmont

Washburn Ave

BEACHMONT

BELLE ISLE INLET

Bennington St

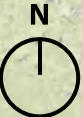
BELLE ISLE MARSH

ORIENT HEIGHTS

Waldemar Ave

T

Suffolk Downs



0 200' 400' 800'

Outdoor Theater



Civic Plaza Rendering



Access and Circulation | Bicycle Network

- 17,000 LF of on-street bike lanes
- 13,000 LF of cycle track
- Total of 5.7 miles of bike riding



Circulation | Pedestrian Network



Phasing



Boston

Phase 1B

B9:	Residential
B10:	Residential + Retail
B11:	Residential + Retail
B12+13:	Commerical + Retail
B32:	Residential
B33:	Retail

Phase 1B Commercial	498,600 sf
Phase 1B Retail	65,880 sf
Phase 1B Residential	887,860 sf (~890 units)

TOTAL PHASE 1B
1,452,340sf



Boston

Phase 2B

B7:	Residential
B8:	Residential
B14:	Commercial + Retail
B15:	Commercial + Retail
B19:	Commercial + Retail
B30:	Residential + Retail
B31:	Retail

Phase 2B Commercial	897,480 sf
Phase 2B Retail	106,110 sf
Phase 2B Residential	737,010 sf

TOTAL PHASE 2B
1,740,600sf



Boston

Phase 3B

B21:	Residential
B22:	Residential + Retail
B24:	Commerical + Retail
B25:	Commerical + Retail
B26:	Hotel + Retail
B27:	Commerical + Retail
B28:	Commerical + Retail
B29:	Commerical + Retail

Phase 3B Commercial	2,005,480 sf
Phase 3B Hotel	182,280 sf
Phase 3B Retail	73,710 sf
Phase 3B Residential	780,110 sf

TOTAL PHASE 3B
3,041,580sf



Key

■	Commercial
■	Residential
■	Retail
■	Hotel
■	Mixed Use
▨	Urban Square



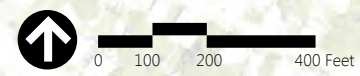
Boston

Phase 4B

B5:	Residential + Retail
B6:	Residential + Retail
B16:	Commerical
B17:	Residential
B18:	Commerical
B20:	Commerical
B23:	Commerical

Phase 4B Commercial	2,138,440 sf
Phase 4B Retail	24,300 sf
Phase 4B Residential	887,860 sf

TOTAL PHASE 4
3,050,600sf



Boston

Phase 5B

B1:	Hotel
B2:	Residential
B3:	Residential
B4:	Residential

Phase 5B Hotel	237,720 sf
Phase 5B Residential	1,017,160 sf

TOTAL PHASE 5
1,254,880sf



Boston

Overall Phasing

TOTAL PHASE 1B: 1,452,340 sf

TOTAL PHASE 2B: 1,740,600 sf

TOTAL PHASE 3B: 3,041,580 sf

TOTAL PHASE 4B: 3,050,600 sf

TOTAL PHASE 5B: 1,254,880 sf

TOTAL BOSTON: 10,540,000sf

Commercial
Office/Lab **5,540,000 sf | 53%**

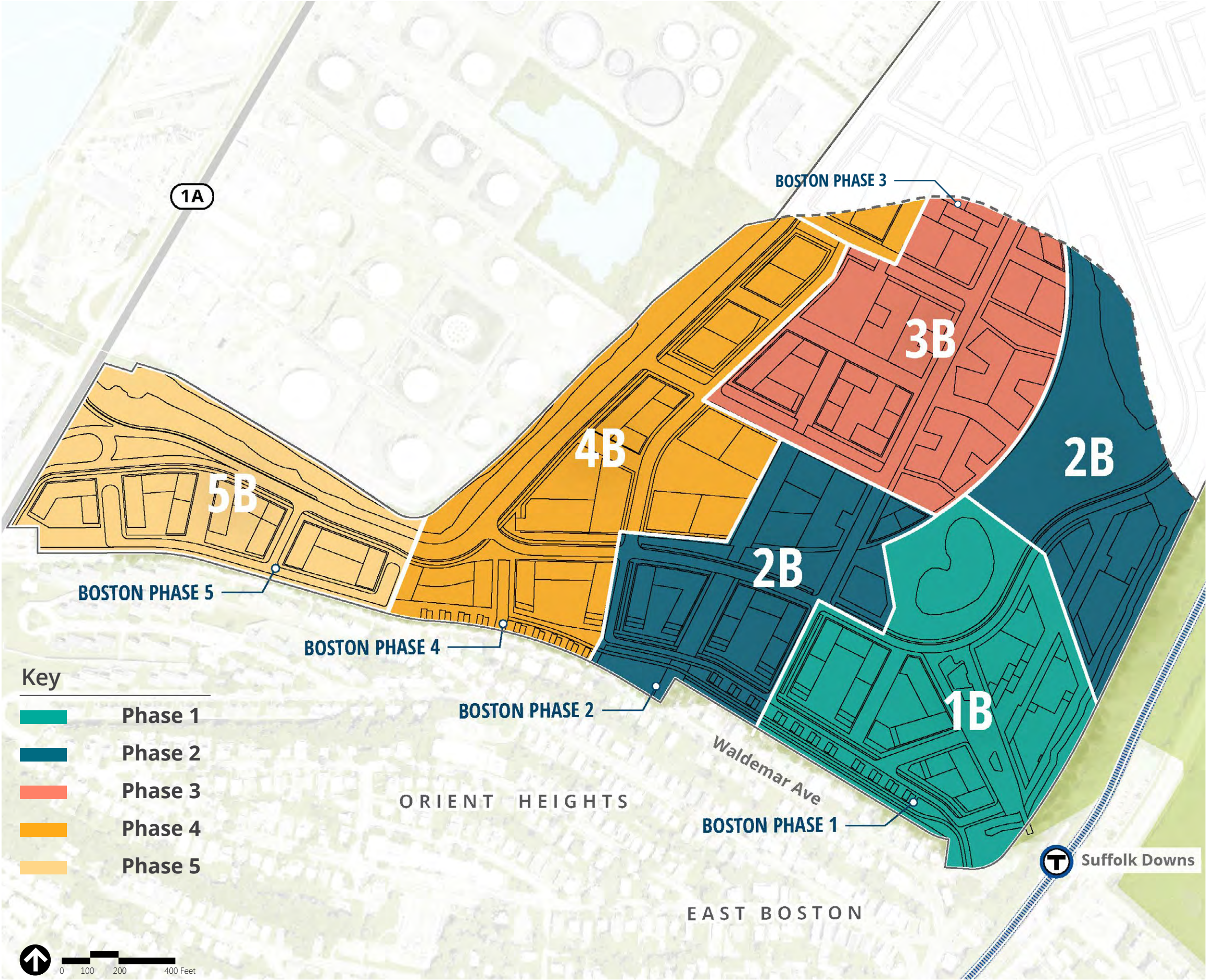
Hotel **420,000 sf | 4%**

Retail **270,000 sf | 3%**

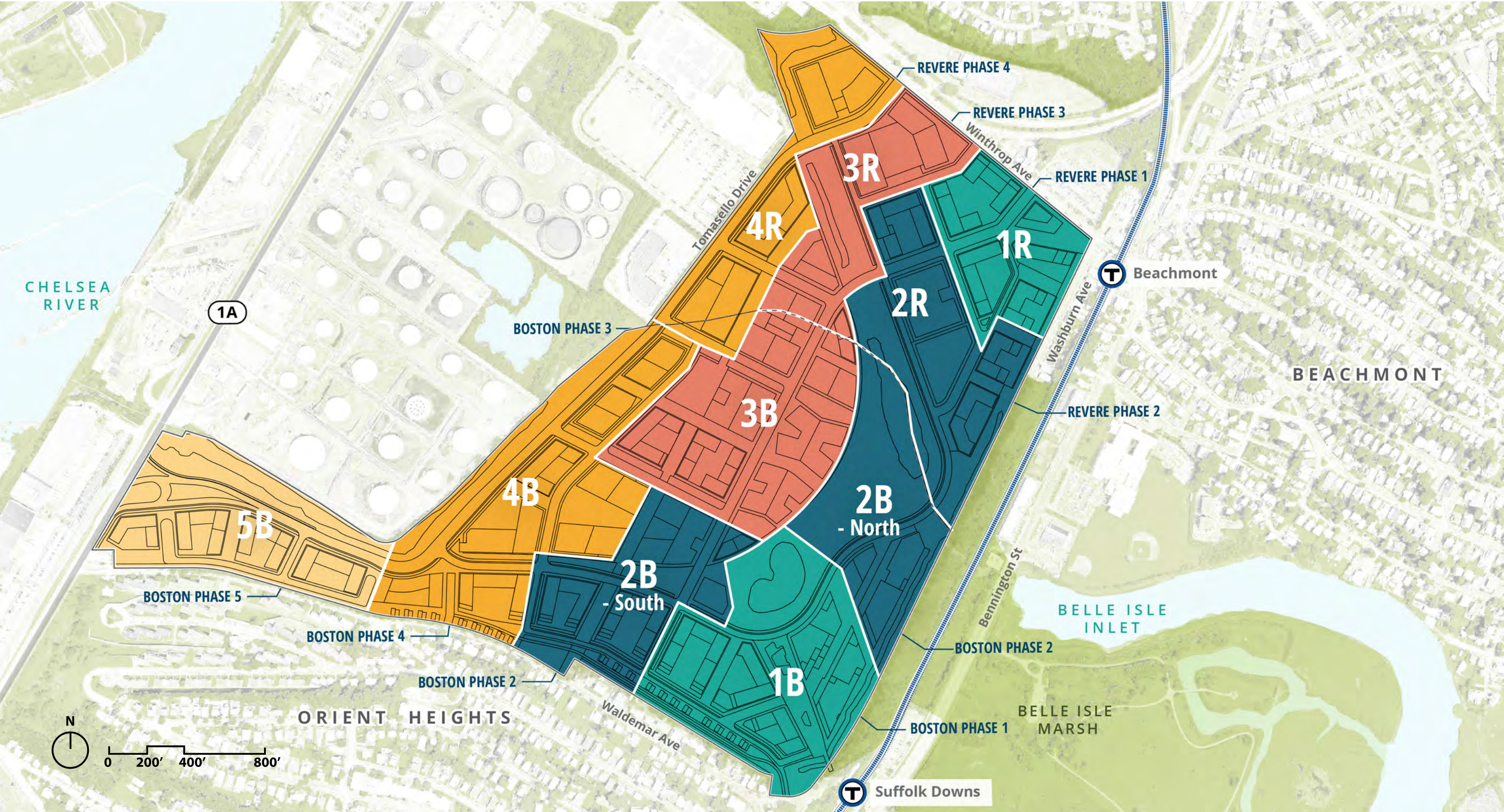
Total Commercial **6,230,000 sf | 59%**

Total Residential **4,310,000 sf | 41%**

10,540,000 sf | 100%



Suffolk Downs Phasing



An aerial photograph of a coastal city. The city is densely packed with buildings and streets. A prominent feature is a large, oval-shaped racetrack with a green infield, located in the center-left. To the left of the racetrack is an industrial area with several large, white and blue storage tanks. The city is bordered by a body of water on the right and bottom. The text "Community Benefits" is overlaid in white on the dark blue water area.

Community Benefits

Annual Net Tax Benefits - City of Boston

Full Build Annual Net Benefits

Total Revenue: \$85.6M

Total Expense: \$28.8M

Net Benefit ***\$56.8M***

Phase I Annual Net Benefits

Total Revenue: \$9.4M

Total Expense: \$4.0M

Net Benefit ***\$5.4M***

Municipal Bonding Capacity

Bonding capacity at 15x Net Revenue

Future bonding capacity = \$851.25M

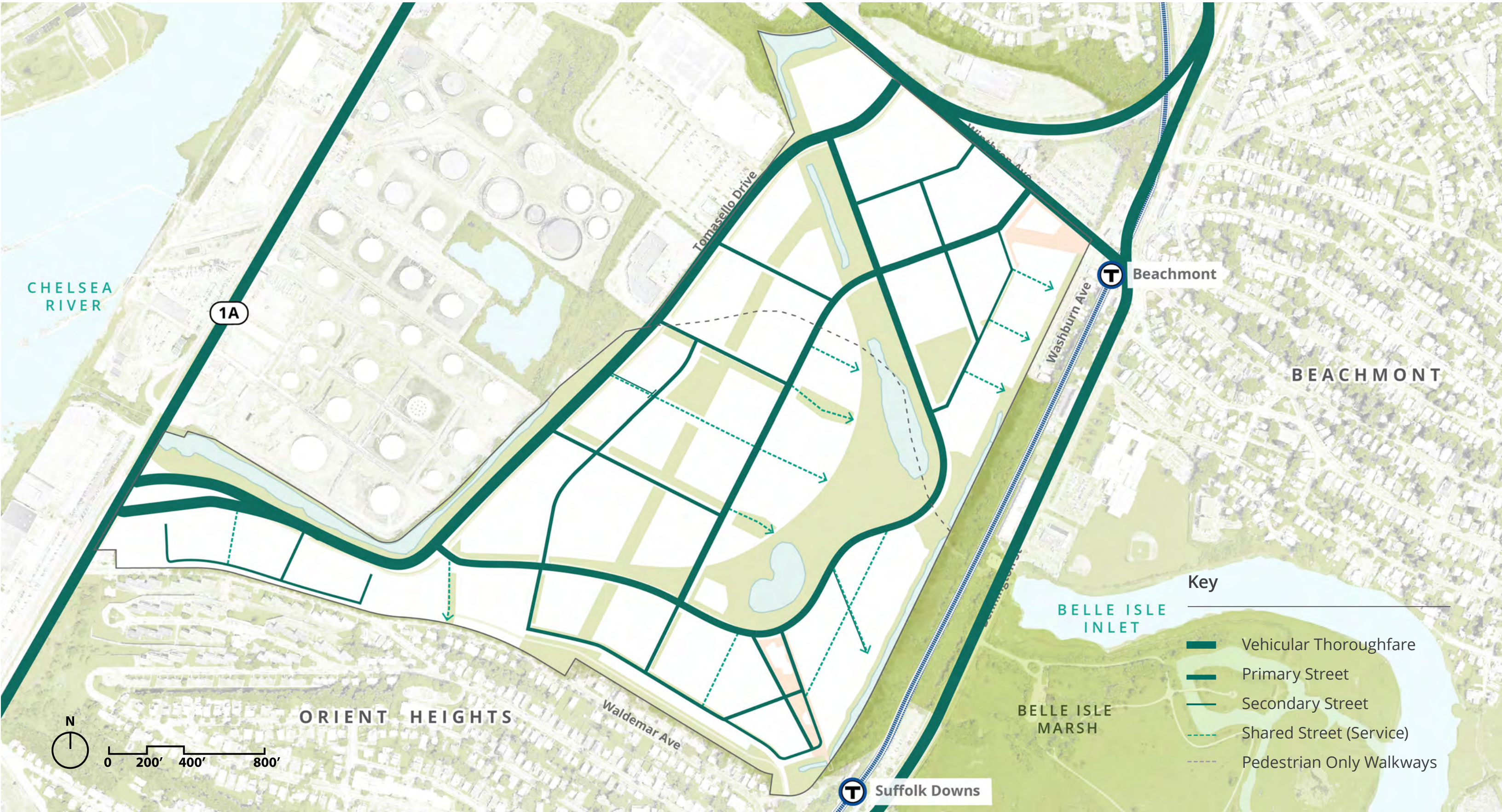
Phase I bonding capacity = \$81M



Privately Constructed & Maintained 40-Acre Open Space Network - Accessible to All



Privately Constructed & Maintained Roadway Network



CHELSEA RIVER

1A

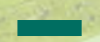




Tomasello Drive

T Beachmont

Washburn Ave

BEACHMONT

Key

-  Vehicular Thoroughfare
-  Primary Street
-  Secondary Street
-  Shared Street (Service)
-  Pedestrian Only Walkways

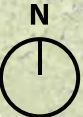
BELLE ISLE INLET

BELLE ISLE MARSH

ORIENT HEIGHTS

Waldemar Ave

T Suffolk Downs



0 200' 400' 800'

Public Works

Developer will be constructing:

- \$110MM On-site Roadway and Utility Infrastructure Network
- \$60MM Park & Open Space System
- 1,500 Street Trees



Developer will be maintaining:

- On-site Roadway Network
 - Plowing, Sweeping, Drainage, Catch Basins
- Park & Open Space System
- Private Trash and Recycling



Project Benefits

Key Project Benefits

- Over \$220 million dedicated to on-site and off-site improvements
 - \$60 million to create 40-acres of publicly-accessible open space
 - \$110 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 900 Affordable Units
- Housing and Jobs Exaction Payments (i.e. Linkage) to the City of Boston
- Development program reduced by approximately 300,000 sf from initial proposal



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Project Benefits

Positive Regional Benefits

- Two new public plazas at MBTA Blue Line Stations
- 500,000 SF of new street-front retail
 - 10% retail commitment to local business owners
- 5.7 miles of new bicycle facilities
 - 17,000 LF of bike lanes and 13,000 LF of cycle tracks
 - Inclusion of five (5) new Bluebike stations
- Forward thinking resiliency strategy protecting site, adjacent neighborhoods, transit & roadway infrastructure
- Utilization of MWRA's water and sewer facilities reduces impact on local systems
- Inflow & Infiltration mitigation payments of over \$11 million
- LEED building measures incorporated in all buildings



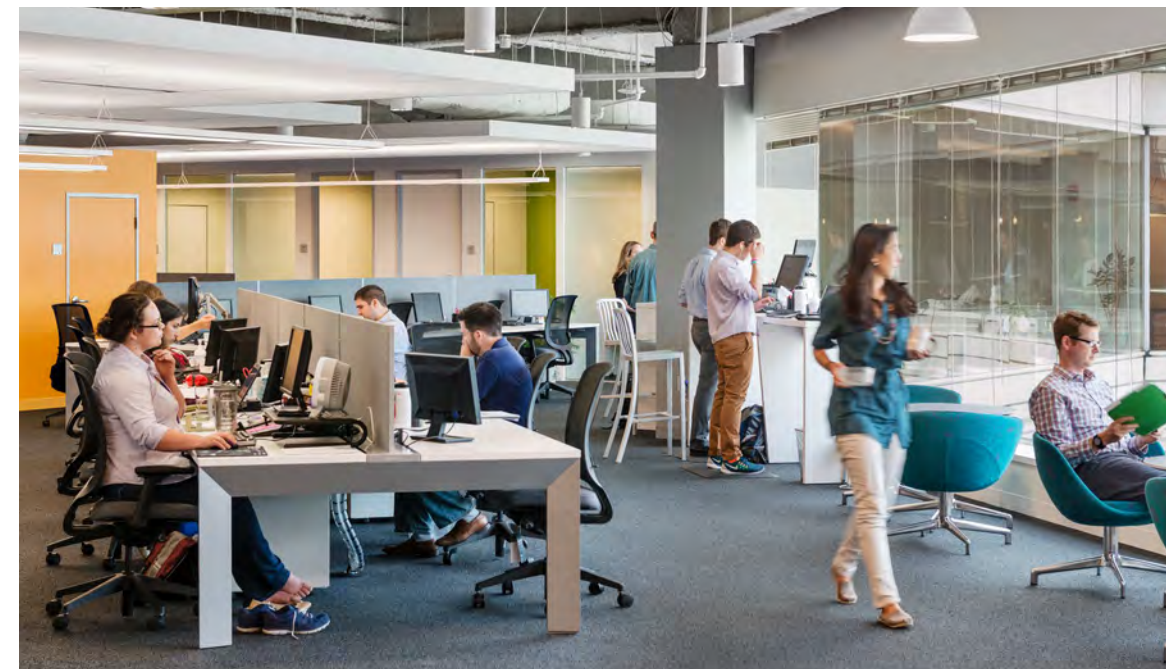
Project Benefits

Key Open Space Benefits

- New 40-acre public open space system benefitting local neighborhoods
- New Orients Heights Neighborhood Park
- Variety of open spaces, including 15-acre Central Common, active linear park, native wetlands, & outdoor theater
- Preservation of historical Suffolk Downs elements and incorporation of public art
- Over 1,500 new street trees

Driver of Economic Development

- Up to 8.0 million SF of new office/lab space
- Over 800 new hotel rooms
- Estimated \$85.6 million in annual Boston gross tax revenue
 - Net \$56.8 million after city expenses
- 14,000 new construction jobs
- 25,000 – 50,000 new permanent jobs



WWW.SUFFOLKDOWNNSREDEVELOPMENT.COM

THANK YOU

