



Suffolk Downs Public Meeting

February 26, 2019



Agenda

1. Welcome
2. Introduction to Planned Development Areas
3. Presentation of Suffolk Downs PDA
4. Questions and Comments

The Process So Far

1. Project Notification Form

- Filed November 30, 2017
- Six (6) public and IAG meetings
- BPDA issued Scoping Determination February 21, 2018

2. Draft Project Impact Report

- Filed October 1, 2018
- Thirteen (13) public and IAG meetings

3. Planned Development Area

- Filed February 1, 2019

Introduction to Planned Development Areas



**boston planning &
development agency**

Planned Development Area

Planned Development Areas (PDA) were established as special purpose overlay districts by the Boston Zoning Code. A PDA is designed to promote and accommodate large-scale, complex development where the underlying zoning may prohibit such development's uses and scale.

PDAs require that the proponent submit a **development plan** if the project is larger than 1 acre or a **development master plan** if a project is larger than 5 acres.

Planned Development Area

Zoning relief is granted through the Zoning Commission's approval of the development plan or development master plan under **Section 80C** (Planned Development Area Review) of the zoning code. **Approved development plans or development master plans constitute the zoning for the PDA site.**

The overlay provides for more flexible zoning, and additional controls for development, as well as significant mitigation and public benefits for the surrounding community and neighborhood that would not otherwise be provided through the underlying zoning.

PDA's are subject to a public hearing before the BPDA Board and the Boston Zoning Commission.

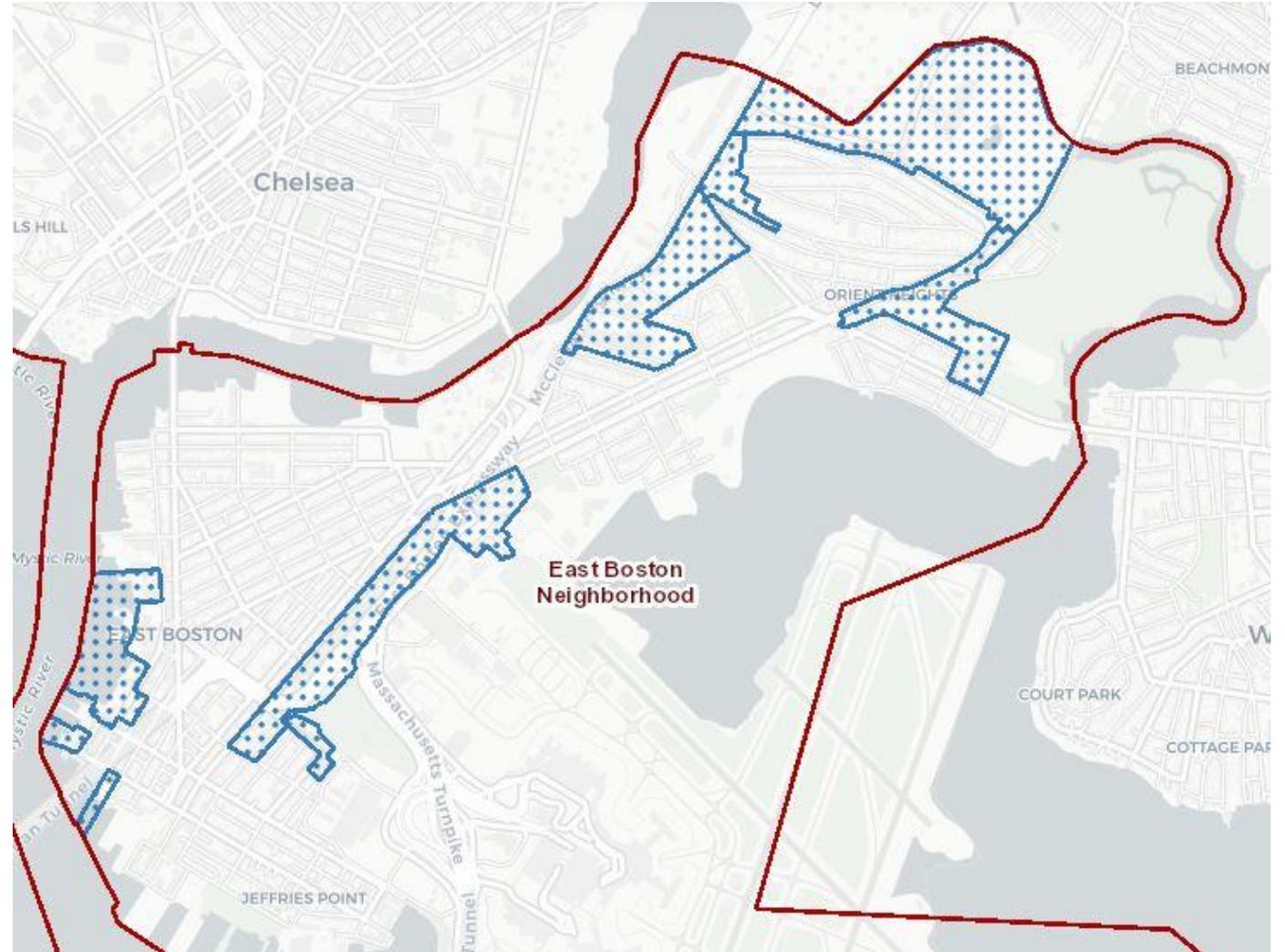
Planned Development Area

PDA Amendments

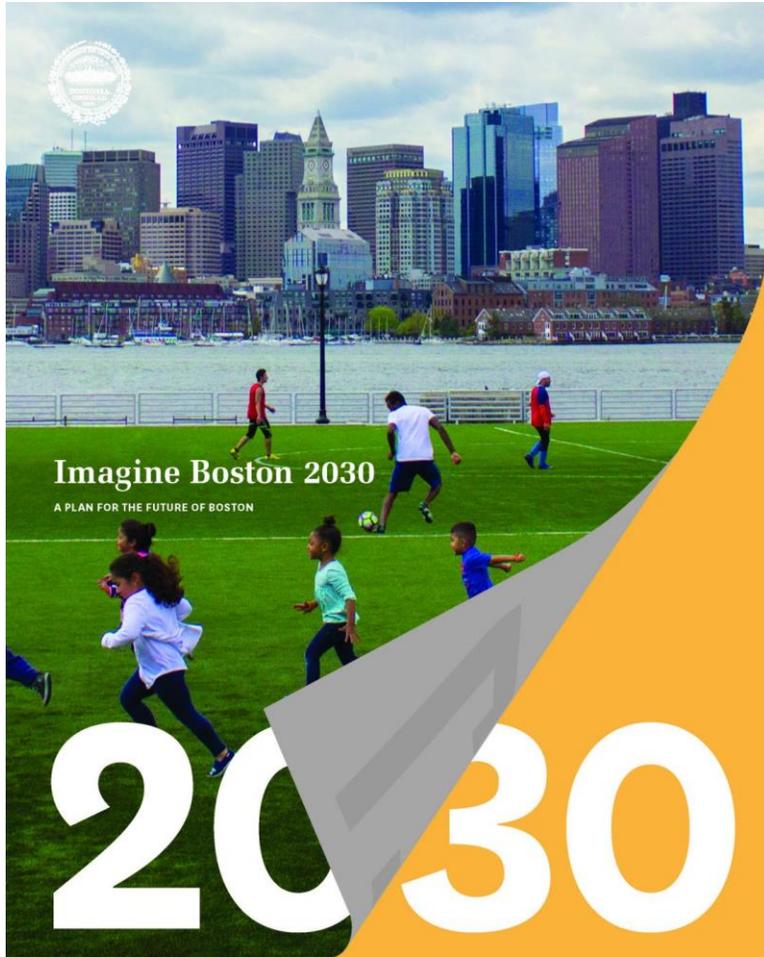
- After a PDA is approved, any amendments are subject to additional community review, a public hearing before the BPDA Board, and a public hearing before the Boston Zoning Commission
- One goal of additional review is to determine if agreed-upon mitigation is sufficient in light of a proposed change
- HYM will present later on proposed PDA amendment process

Planned Development Area

PDA-Eligible areas in East Boston



Suffolk Downs and Imagine Boston 2030



Expand Neighborhoods Suffolk Downs

Transportation
The Blue Line connects the eastern part of the site with other parts of East Boston and Downtown and has capacity for additional ridership. Meanwhile, road traffic relies on Route 1A, which presents traffic circulation issues between the area and the rest of Boston. The area is close but not connected to the East Boston Greenway, which provides pedestrian and bike connections to East Boston and other communities.

Flood Vulnerability
Suffolk Downs and its environs are at very low elevations and are bordered by water on two sides. As the climate changes, the area will face increasing flood risk from both the harbor and Chelsea Creek, which could act as a backdoor for flooding depending on flood-protection alignments.¹¹ While the Belle Isle Marsh can help protect the area from storm surge from one side, it is at risk of drowning as sea levels rise.

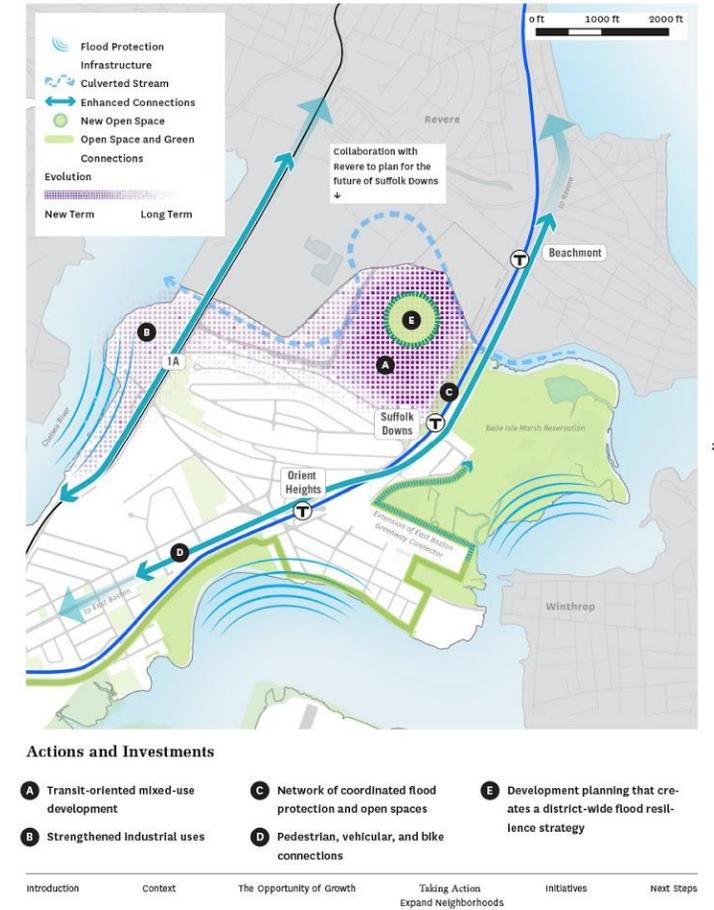
Land Use
The Suffolk Downs racetrack and its surrounding parking lots dominate the area, with the stable residential neighborhood of Orient Heights to the south. There are jet fuel tanks adjacent to the Suffolk Downs parking lot across city lines in Revere. The area between Route 1A and the Chelsea River is characterized by industrial and heavy commercial uses, including airport-supporting uses such as distribution centers and rental car centers.

Next Steps

- Community engagement to inform development and planning decisions
- Joint planning effort with Revere and landowner of the Suffolk Downs race track
- East Boston waterfront and flood protection planning

¹¹“Both green and gray infrastructure are necessary. Boston has existing green assets that can be enhanced to better serve as flood protection infrastructure, such as Belle Isle Marsh and Sales Creek.”
Citywide Waterfront Working Group Member

Imagine Boston 2030



02

Suffolk Downs PDA Master Plan



**boston planning &
development agency**

Suffolk Downs PDA Master Plan

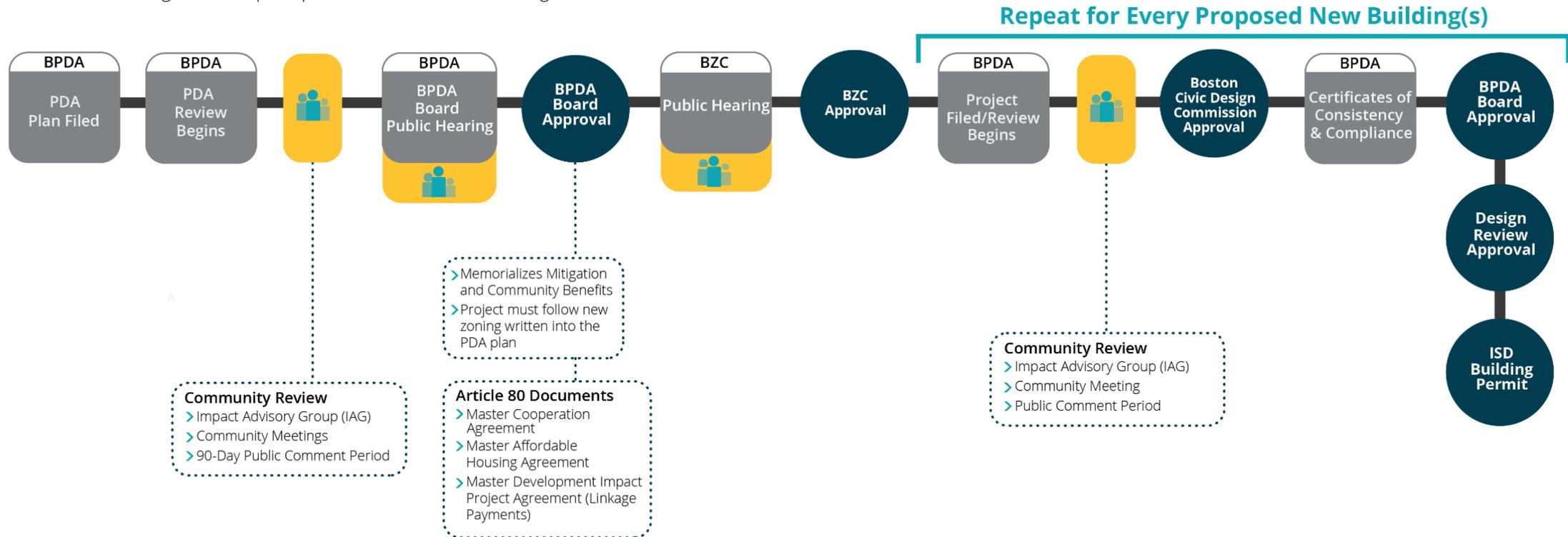
PDA Master Plan

- Broad outline of site-wide building locations, heights, densities, and uses, as well as open space and roadway plans
- Outline of proposed mitigation and community benefit measures

PDA Development Plans

- Additional specificity on five (5) proposed phases
- Outline of review procedures for individual building projects

Planned Development Area (PDA) Review Process



Legend

- Community Input
- Meeting or Action
- Approval Milestone



BPDA Board

The Boston Planning and Development Agency Board is the official agency body with five members who vote on all final determinations and agreements at the agency.

BZC

The Boston Zoning Commission maintains and updates Boston's zoning code, meeting regularly to adopt map and text changes to the Code.

ISD

The Inspectional Services Department administers and enforces building and zoning code mandated by City and State governments, issuing building permits.



Suffolk Downs Redevelopment Master Plan PDA & Development Plans

February 2019



BOSTON LOGAN INTERNATIONAL AIRPORT

SEAPORT

DOWNTOWN BOSTON

KENDALL SQ./MIT

HARVARD/CAMBRIDGE

93

90

T

90

T

93

EAST BOSTON GREENWAY

CONSTITUTION BEACH

1A

ORIENT HEIGHTS

CHELSEA CREEK

SUFFOLK DOWNS

T

BELLE ISLE MARSH

BENNINGTON STREET

BEACHMONT

T

REVERE BEACH PARKWAY

Suffolk Downs Team



OWNER & DEVELOPER



**MASTER-PLANNER &
ARCHITECT**



**LANDSCAPE
ARCHITECT**



RETAIL ARCHITECT



**PERMITTING & TRAFFIC
CONSULTANT**



CIVIL ENGINEER



**SUSTAINABILITY
CONSULTANT**

An aerial photograph of a coastal city, likely San Francisco, showing a dense urban grid, a large racetrack (Golden Gate Fields), an industrial area with numerous storage tanks, and a waterfront area with a beach and water. The image is partially obscured by a dark blue gradient on the right side.

Master Plan PDA Documents

Planned Development Area (PDA) Approval Process

Submitted PDA Documents

- Master Plan PDA (English and Spanish)
- Development Plans for Phases 1-5 (English and Spanish)
- Fact Sheet (English and Spanish)

February 1, 2019

BOSTON REDEVELOPMENT AUTHORITY
 D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
 MASTER PLAN
 FOR
 PLANNED DEVELOPMENT AREA NO. []
 SUFFOLK DOWNS REDEVELOPMENT, EAST BOSTON
 DATED: [], 2019

1. Master Plan. In accordance with Section 3-1A, Sections 53-44 through 53-49, and Article 80C of the Boston Zoning Code (as in effect on the date hereof, the "Code"), this plan constitutes the Master Plan for Planned Development Area No. [] (the "Master Plan"), for the proposed redevelopment (the "Master Project") of the East Boston portion of the approximately 161-acre Suffolk Downs site (the "Suffolk Downs Site") located at 525 McClellan Highway in East Boston and Revere, as more particularly described below. This portion of the Suffolk Downs Site that is located within East Boston is referred to herein as the "PDA Area", and includes approximately 109 acres. The PDA Area is described in more detail below and in the legal description attached as Exhibit A hereto, and is shown on the plan attached hereto as Exhibit B (the "Master PDA Area Plan").

This Master Plan contemplates the construction of multiple buildings and related infrastructure, as part of a phased redevelopment, and sets forth a statement of the development concept for the PDA Area, including the planning objectives and character of the development, the proposed uses of the PDA Area, the range of dimensional requirements contemplated for buildings to be developed as part of the Master Project, the proposed phasing of construction, and the anticipated public benefits of the Master Project.

This Master Plan consists of [] ([]) pages of text and Exhibits A-I. All references herein to this Master Plan refer to such pages and exhibits. Capitalized terms used but not defined in this Master Plan shall be as defined in Section 2A of the Code as in effect on the date hereof, and not as amended hereafter.

This Master Plan describes five phases of development to be located within the PDA Area (each a "Phase" and collectively the "Phases"), which are expected to be developed as Phases 1-5 as defined below. The Phases, which are discussed in more detail below, will also be the subject of one or more Planned Development Area Development Plans (as defined in the Code, each such plan, a "PDA Development Plan") to provide more specific information about the various Phases and the components thereof.

A conceptual site plan of the Master Project is shown on Exhibit C attached hereto.

2. The Proponent. The proponent of this Master Plan is The McClellan Highway Development Company, LLC, a Delaware limited liability company (collectively with its affiliates and their respective successors and assigns, the "Proponent"). The Proponent is an affiliate of The HYM Investment Group, LLC and is the current owner of the PDA Area and the entire Suffolk Downs Site.

February 1, 2019

BOSTON REDEVELOPMENT AUTHORITY
 D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
 PHASE 1 DEVELOPMENT PLAN
 FOR
 PLANNED DEVELOPMENT AREA NO. []
 SUFFOLK DOWNS REDEVELOPMENT, EAST BOSTON
 DATED: [], 2019

1. Development Plan. In accordance with Section 3-1A, Sections 53-44 through 53-49, and Article 80C of the Boston Zoning Code (as in effect on the date hereof, the "Code") and that certain Master Plan for Planned Development Area No. [] (the "Master Plan") for the proposed redevelopment of the East Boston portion (the "Master Plan PDA Area") of the approximately 161-acre Suffolk Downs site (the "Suffolk Downs Site") located at 525 McClellan Highway in East Boston and Revere (the "Master Project"), this plan (this "Development Plan") sets forth information on the first phase (the "Phase 1 Project") of the redevelopment of approximately 949,500 square feet of lot area located within the portion of the larger Suffolk Downs Site, as legally described on Exhibit A and as depicted on Exhibit B attached hereto (the "Phase 1 Site"). This Development Plan sets forth the Phase 1 Project's proposed location, dimensions, and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, and access to public transportation.

The Master Project (including the Phase 1 Project) has completed review under Article 80B of the Code and will follow the procedures outlined in Section 15 of this Development Plan (Large Project Review). A joint Expanded Project Notification Form and Expanded Environmental Notification Form for the Master Project was filed with the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency (the "BPDA") on November 30, 2017. The BPDA issued a Scoping Determination for the Master Project (including the Phase 1 Project) under Section 80B of the Code on February 21, 2018. A joint Draft Project Impact Report and Draft Environmental Impact Report for the Master Project (including the Phase 1 Project) was subsequently filed with the BPDA on October 1, 2018. A Preliminary Adequacy Determination waiving the requirement for a Final Project Impact Report was issued by the BPDA on [], 2019. Following the public review process and the BPDA's approval of the Master Project pursuant to Article 80B of the Code, and based upon that process and the approval of this Development Plan, final plans and specifications for each building within the Phase 1 Project will be submitted to the BPDA pursuant to Sections 80B and 80C of the Code for final design review approval and certification as to consistency and compliance with this Development Plan.

This Development Plan consists of [] ([]) pages of text and Exhibits A-F. All references to this Development Plan contained herein shall pertain only to such [] ([]) pages of text and Exhibits A-F. The design plans, landscaping plans and site plan for the Phase 1 Project are subject to further refinement and to design, environmental, and other review by the BPDA and other governmental agencies and authorities, and the Phase 1 Project as described in

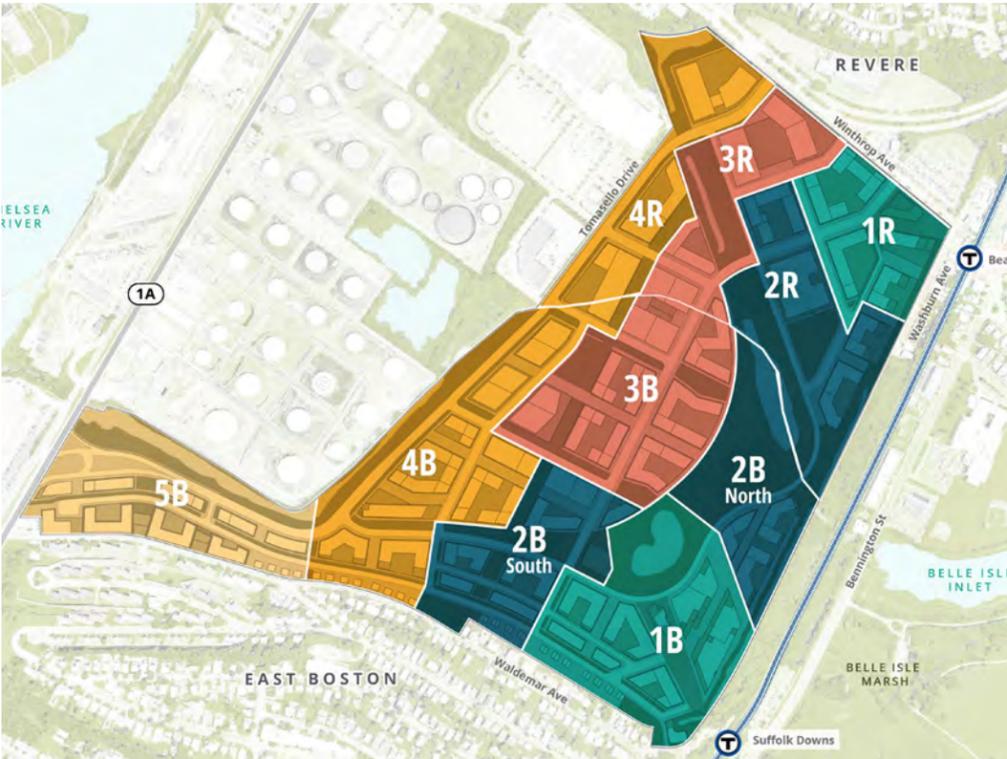
February 1, 2019

FACT SHEET	
PLANNED DEVELOPMENT AREA NO. [] PDA MASTER PLAN AND DEVELOPMENT PLANS (PHASES 1-5) SUFFOLK DOWNS REDEVELOPMENT, EAST BOSTON _____, 2019	
<u>Proponent</u>	The McClellan Highway Development Company, LLC, a Delaware limited liability company, its successors and assigns. The Proponent is an affiliate of The HYM Investment Group, LLC.
<u>PDA Area</u>	The Project will be located within the Boston portion of the former Suffolk Downs horse racing facility located at 525 McClellan Highway in East Boston and Revere (the "PDA Area"). The PDA Area contains approximately 109 acres. The larger Suffolk Downs site (the "Suffolk Downs Site") also includes approximately 52 acres within Revere. The PDA Area is bounded by the Revere-Boston municipal boundary to the north, the MBTA Blue Line right-of-way to the east, McClellan Highway (Route 1A) and an oil tank farm to the west, and Waldemar Avenue to the south. The PDA Area is more specifically described on the attached <u>Exhibit A</u> and is depicted on the attached <u>Exhibit B</u> .
<u>Project</u>	The Project will include the phased redevelopment of the PDA Area into a mixed-use, transit-oriented community. The anticipated uses will include office, lab, hotel, retail, residential, parking, and other uses and will provide housing options such as apartments, condominiums, and senior housing. 25% of the Suffolk Downs Site will be dedicated to open space, with approximately 27-acres of open space in Boston and an additional approximately 13 acres of open space in Revere, all of which will be available to Boston residents. The Project is located adjacent to the Suffolk Downs MBTA Blue Line station, where a new public plaza with retail shops and outdoor seating areas will be constructed.
<u>Density</u>	The Project will contain up to 10,520,000 square feet of Gross Floor Area in the aggregate, and the floor area ratio (FAR) of the Project will not exceed 2.3.
<u>Height</u>	The maximum heights of the various buildings to be developed at the PDA Area shall range from 40 feet along Waldemar Avenue to 220 feet near the core of the Suffolk Downs Site, along Tomasello Drive. As the PDA Area borders the Orient Heights neighborhood to the south, the Proponent has agreed to subject a portion of the PDA Area to special restrictions on building height, gross floor area and increases in massing beyond the maximum building envelope, for the protection of the Orient Heights neighborhood.
<u>Construction Phasing</u>	Construction of the Project is anticipated to occur in five phases. Each Phase is described in the applicable PDA Development Plans, which provide for:

Master Plan PDA

The Master Plan locks in the key elements, framework, and restrictions for the Project Site

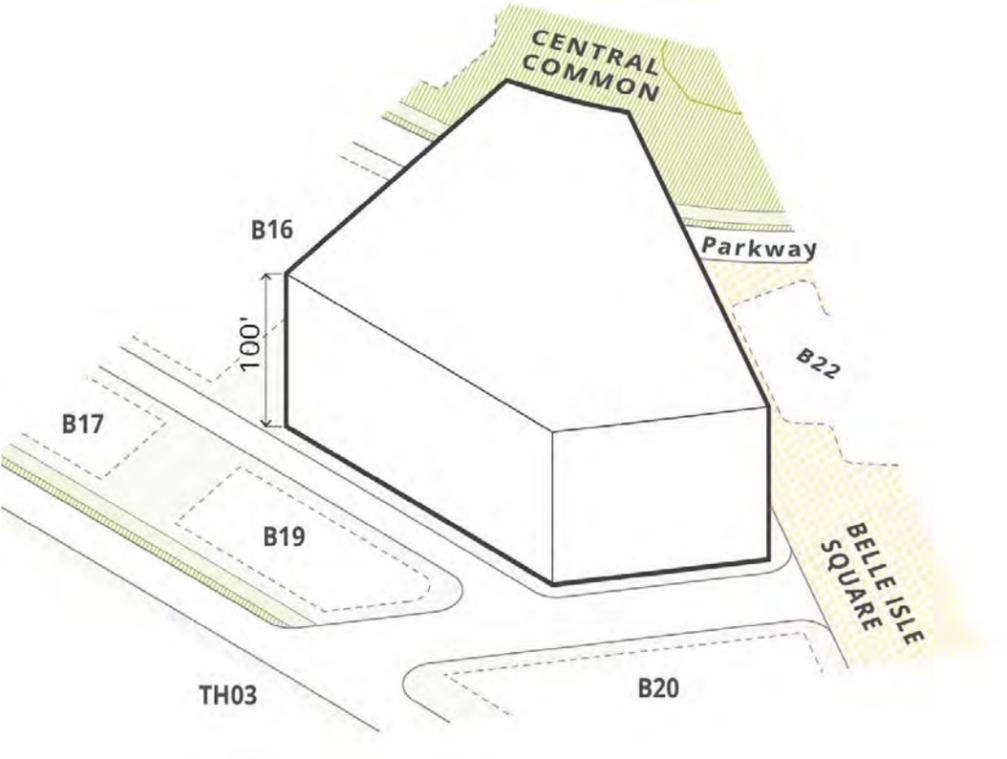
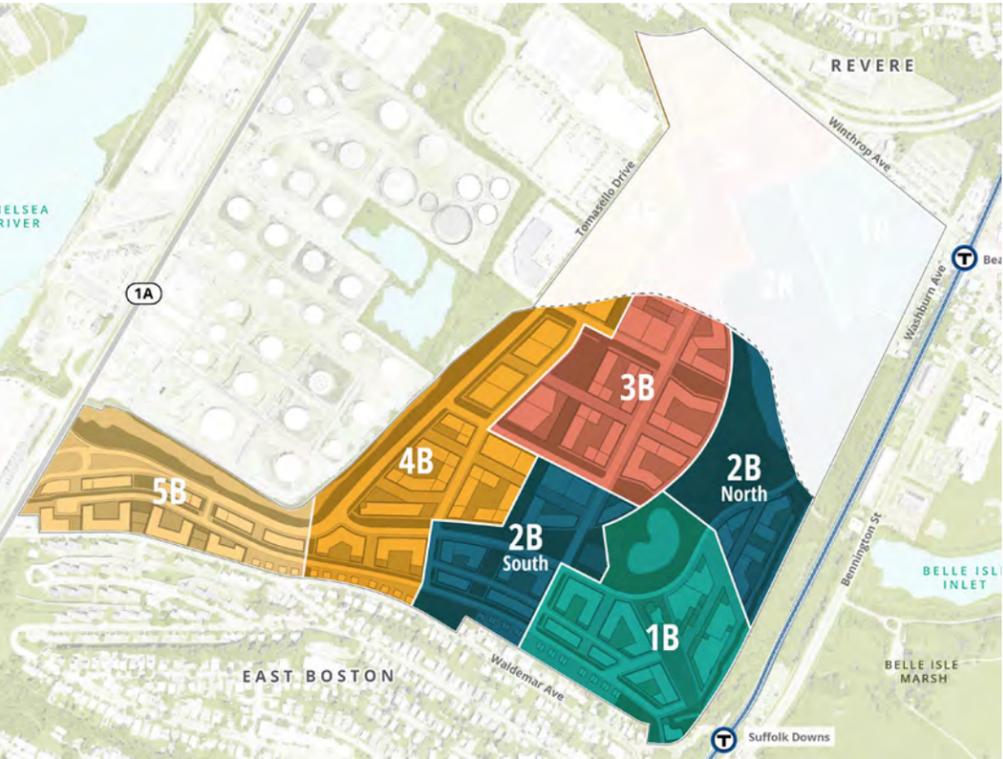
- Describes Site Delineation
- Lists Proposed Square Footage and Uses of the Site (Program B)
- Establishes Height, Massing and Dimensions
- Establishes Open Space Requirements (25%)
- Establishes Orient Heights Transition Zone (lower heights and residential uses)
- Establishes Project Phasing
- Establishes Parking and Loading Requirements
- Specifically Outlines Public Benefits, Mitigation, and their Timing



Development Plans by Phase

Establishes specific criteria for each Phase and all buildings in each Phase

- One Development Plan for Each Phase (Total of 5 Development Plans)
- Each Development Plan Establishes:
 - Specific Building Uses
 - Specific Building Square Footages
 - Specific Building Heights
 - Location and Size of Open Space
 - Building Sustainability Standards
 - Mitigation for Each Phase
 - Development Review Procedures for Buildings





Master Plan PDA

Exhibit A - Legal Description

METES AND BOUNDS DESCRIPTION

Suffolk Downs
Boston Parcel
Boston, Massachusetts

A certain parcel of land situated in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, shown on a plan entitled "Suffolk Downs Boston Parcel", dated February 1, 2019, prepared by Beals and Thomas, Inc. More particularly bounded and described as follows:

Beginning at most northwesterly corner of the premises, thence running;

S 72° 55' 46" E 102.09 feet to a point, thence turning and running;

N 30° 38' 04" E 35.00 feet to a point, thence turning and running;

S 72° 55' 46" E 143.76 feet to a point, thence turning and running;

S 58° 55' 56" E 615.50 feet to a point, thence turning and running;

S 56° 06' 46" E 304.47 feet to a point, thence turning and running;

NORTHEASTERLY by a curve to the left with a length of 155.68 feet and a radius of 120.00 feet to a point, thence turning and running;

N 49° 33' 19" E 311.11 feet to a point, thence turning and running;

N 44° 12' 04" E 473.63 feet to a point, thence turning and running;

N 47° 38' 04" E 169.84 feet to a point, thence turning and running;

N 41° 59' 00" E 112.90 feet to a point, thence turning and running;

N 50° 20' 34" E 426.66 feet to a point, thence turning and running;

N 78° 09' 14" E 106.63 feet to a point, thence turning and running;

N 89° 49' 19" E 74.99 feet to a point, thence turning and running;

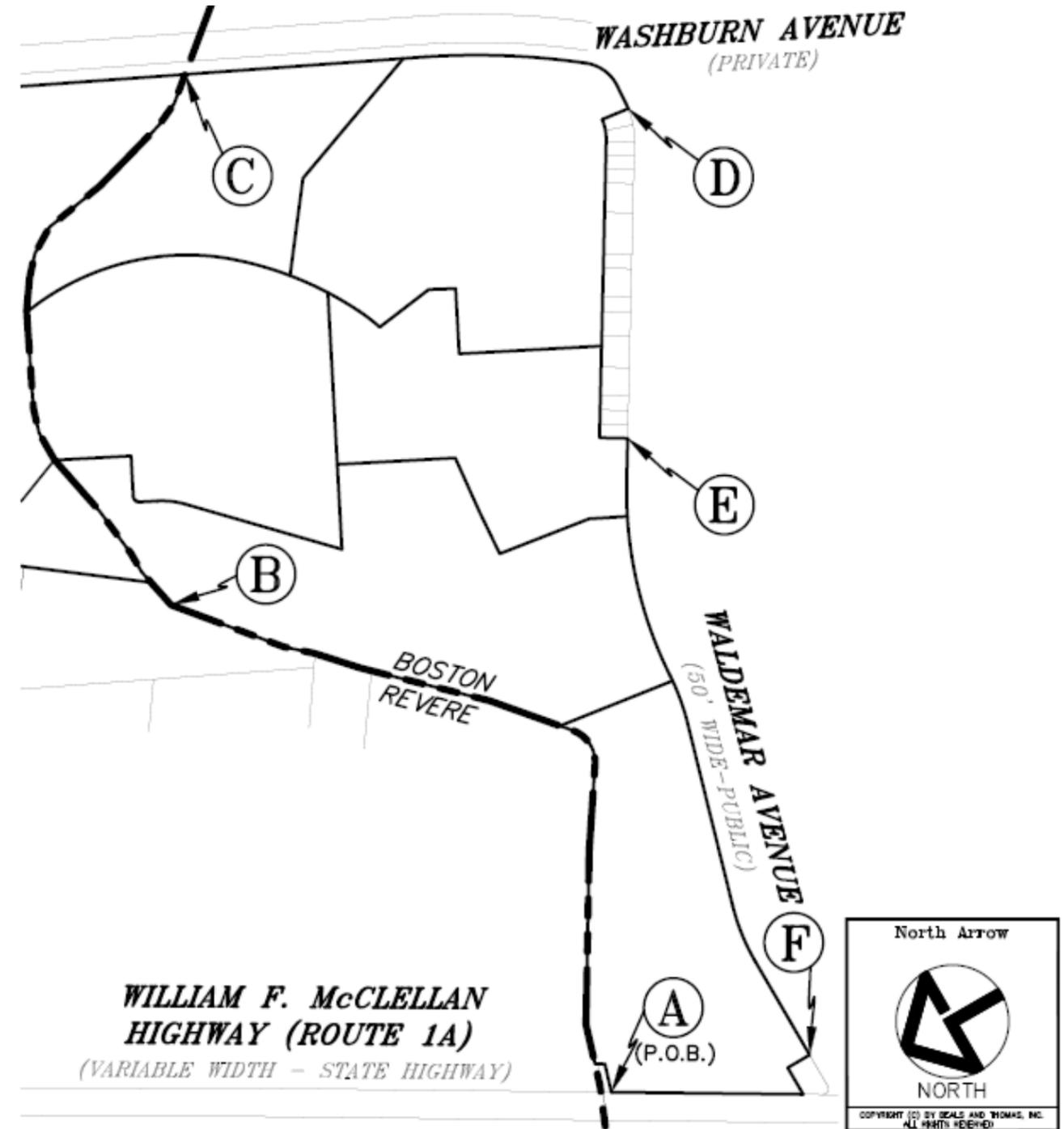
N 83° 20' 52" E 190.40 feet to a point, thence turning and running;

N 78° 35' 32" E 238.02 feet to a point, thence turning and running;

S 89° 53' 08" E 109.48 feet to a point, thence turning and running;

S 73° 05' 33" E 89.69 feet to a point, thence turning and running;

Exhibit B - Master PDA Area Plan



Suffolk Downs
Boston Parcel
Boston, Massachusetts
**The McClellan Highway
Development Company, LLC.**
One Congress Street, 11th Floor
Boston, Massachusetts

Perimeter Boundary Exhibit
Scale: 1"=500' Date: 02/01/2019
Source File: 285402B013A
Drawing No. 285402P149A-001
B+T Project No. 2854.02

Exhibit C - Site Plan



CHELSEA RIVER

1A

REVERE

Tomasello Drive

Winthrop Ave

T

Beachmont

Washburn Ave

BEACHMONT

Bennington St

BELLE ISLE INLET

BELLE ISLE MARSH

Waldemar Ave

T

Suffolk Downs



0 400 800 Feet

EAST BOSTON

Exhibit D - Use Plan



Exhibit E - Permitted Uses

Allowed On-Site Uses Include:

- Laboratory, R&D
- Office
- Residential
- Hotel
- Restaurant
- Retail
- Open Space

Exhibit E

List of Permitted Uses¹

Laboratory, Research and Development Uses

- Research and Development Uses and Scientific Laboratory Uses, including, but not limited to, basic laboratory, research laboratory or product development or prototype manufacturing or a facility devoted to the testing and analysis of scientific and applied research hypotheses through experimentation.

Office Uses

- Office Uses, including, but not limited to, agency or professional office, back office, shared office space, general office and office uses by insurance companies, cultural groups, community service organizations, banks and offices of architects, attorneys, dentists, physicians or other professional people.

Residential Uses

- Residential Uses, including, but not limited to single family homes, town homes, multi-family residential uses and senior housing, with a mix of unit types, including micro units, studios, one, two and three bedroom units and extended stay apartments.

Hotel Uses

- Hotel and Conference Center Uses, including, but not limited to, bed and breakfast, conference center, executive suites, hotel, including extended stay hotel.

Restaurant Uses

- Restaurant Uses, including, but not limited to lunchroom, restaurant with or without live entertainment, cafeteria, bar with or without live entertainment, establishments serving or not serving alcohol and/or other place for the service or sale of food and/or drink for on-premises consumption and serving or not serving alcohol, including outdoor cafes; place for sale and consumption of food and beverages and serving or not serving alcohol providing dancing or entertainment or both; in a structure, sale over the counter, not wholly incidental to a local retail business or restaurant use, of food or drink prepared on premises for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out; bakery, café, coffee shop, delicatessen and/or diner and facility of public assembly.

Exhibit F - Open Space Plan



Open Space in Boston	
Central Common	12.00 ac
Active Linear Park	3.00 ac
Belle Isle Square	1.00 ac
Waldemar Park	0.75 ac
Other Open Space	10.25 ac
Total in Boston (25%)	27 acres

Open Space in Revere	
Central Common	3.25 ac
Outdoor Theater	1.50 ac
Beachmont Square	1.00 ac
Active Linear Park	0.75 ac
Other Open Space	6.5 ac
Total in Revere (25%)	13 acres

Total Open Space	
Total Open Space	40 acres

Exhibit G - Roadway Circulation Plan

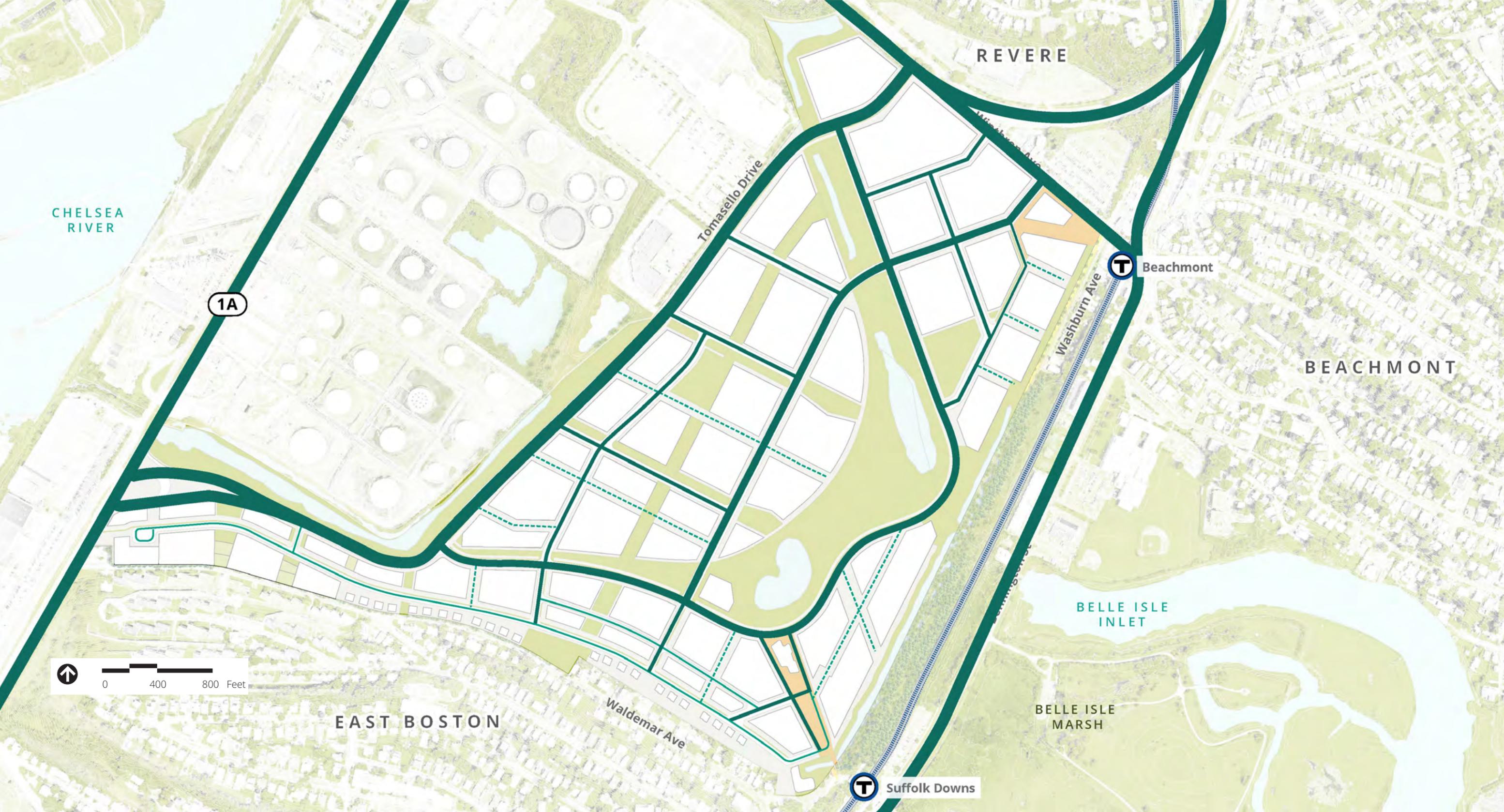


Exhibit H - Phasing Plan

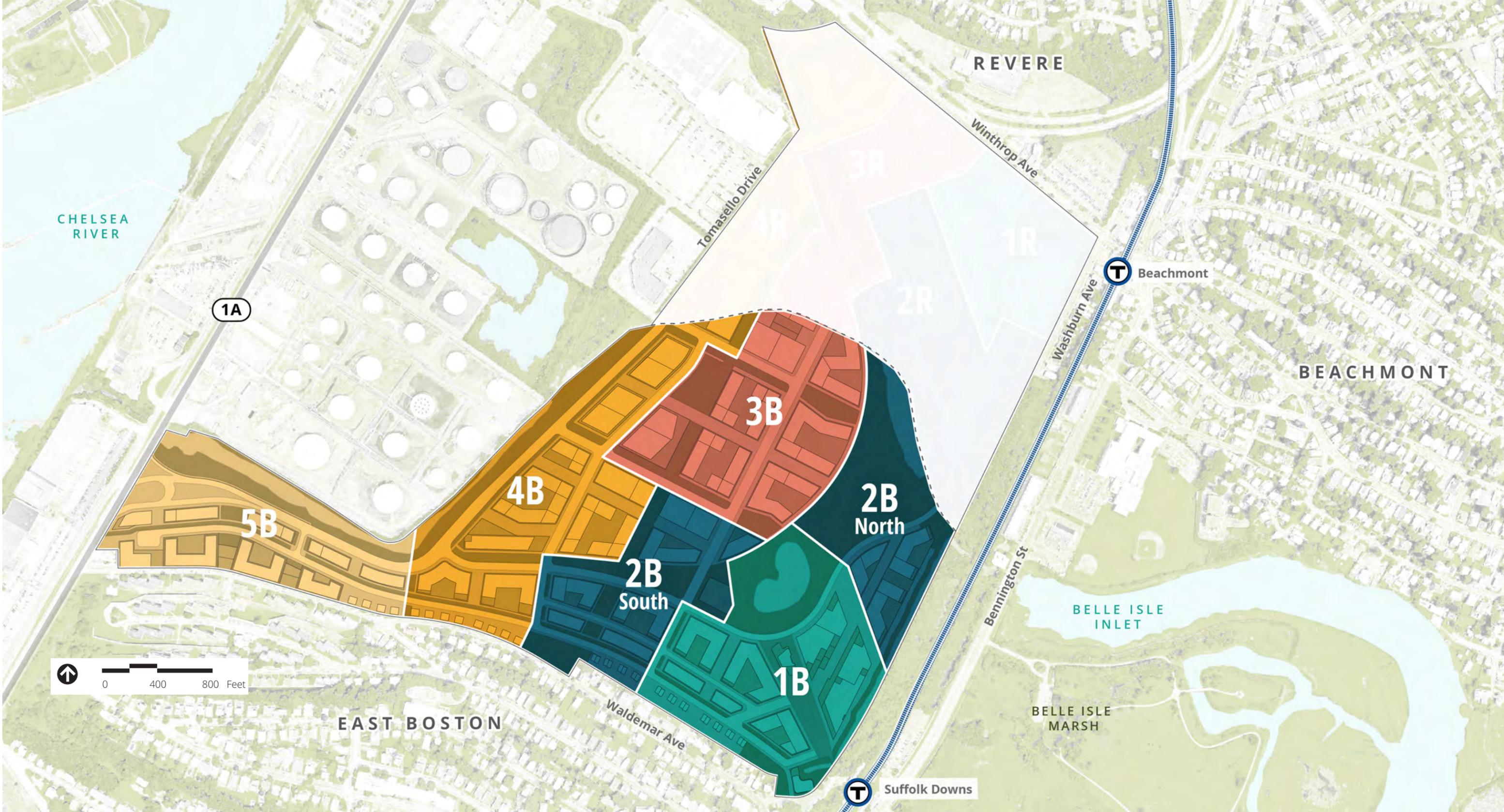


Exhibit I - Zoning Height



Exhibit J - Public Benefits and Mitigation Measures

Exhibit J

6-Page Exhibit Outlines all Mitigation Requirements

- Line-by-line Detail of Each Mitigation Item
- States Specific Timing of Each Mitigation Item

Suffolk Downs

Summary of Public Benefits and Project-Related Mitigation Measures

January 16, 2019

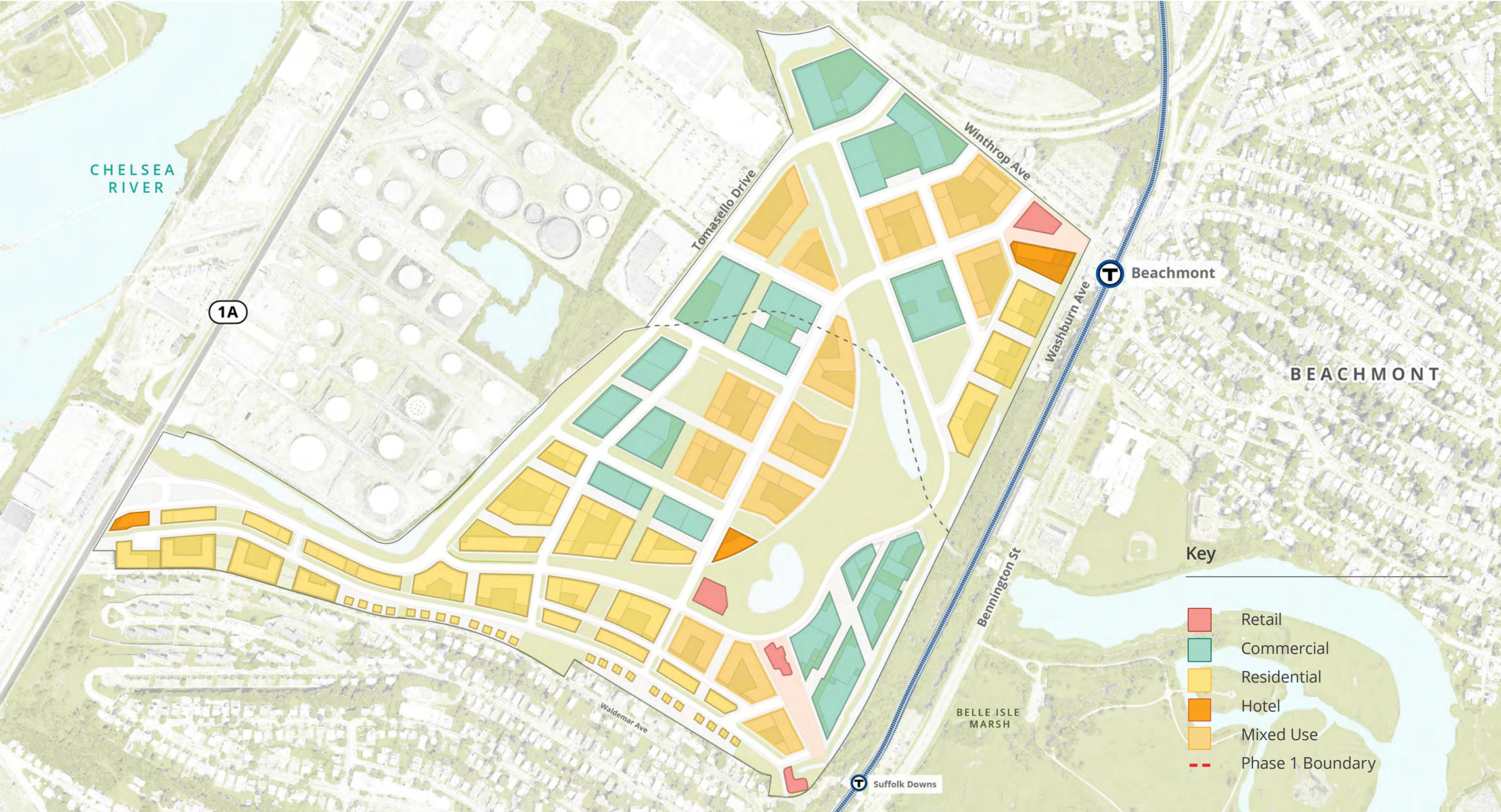
General	
Diversify and expand East Boston's economic and job opportunities through new development with a mix of uses, including office, lab, retail and hotel uses, providing a wide range of options for a broad spectrum of residents.	All phases of construction
Create a range of housing types serving many types of existing and new residents (including young workers, empty nesters, seniors and families)	All phases of construction
Revitalize and energize the aesthetic character of the PDA Area, and connect the surrounding communities through an extensive network of publicly accessible open spaces that are developed and maintained by the Proponent, with planned programming anticipated to include festivals, farmers markets, and community events, as well as exercise and other recreational activities	All phases of construction
Invest more than \$170 million, across the entire Suffolk Downs site, in public roadways, sidewalks, bicycle paths and pedestrian paths, water, sewer and storm drainage facilities, and open space areas to create robust public infrastructure for the Master Project at no cost to the City of Boston.	All phases of construction
25% of site will be built and maintained as publicly accessible open space, with approximately 27-acres in Boston and an additional approximately 13 acres in Revere, all available to Boston residents.	All phases of construction
Compliance with Boston's Inclusionary Development Policy, 13% Affordability (estimated to be up to 900 Affordable Units).	All Buildings in Boston that include residential uses
Creation of up to 14,000 new construction jobs and 25,000 – 50,000 new permanent jobs	All phases of construction
Generate substantial economic benefits to the City of Boston through new net tax revenue.	All phases of construction
Housing and Jobs Exaction Payments (i.e. Linkage) to the City of Boston. The Housing Contribution Grant rate and the Jobs Contribution Grant rate shall be \$9.03 and \$1.78 per square foot of Development Impact Uses after the first 100,000 square feet	All Buildings in Boston that include Development Impact Uses
Create economic development opportunities for residents and businesses in East Boston by inclusion of 10% of the retail square footage in Boston to local businesses and owners with flexible lease parameters;	All phases of construction in Boston
Support local East Boston community groups by provision of a 2,500 SF as ground floor civic space to be located in a Phase 1 Building in	Phase 1B Construction



Development Plans Phases 1-5

Land Use Plan - Program B

Shows Specific Land Use for Each Building Parcel



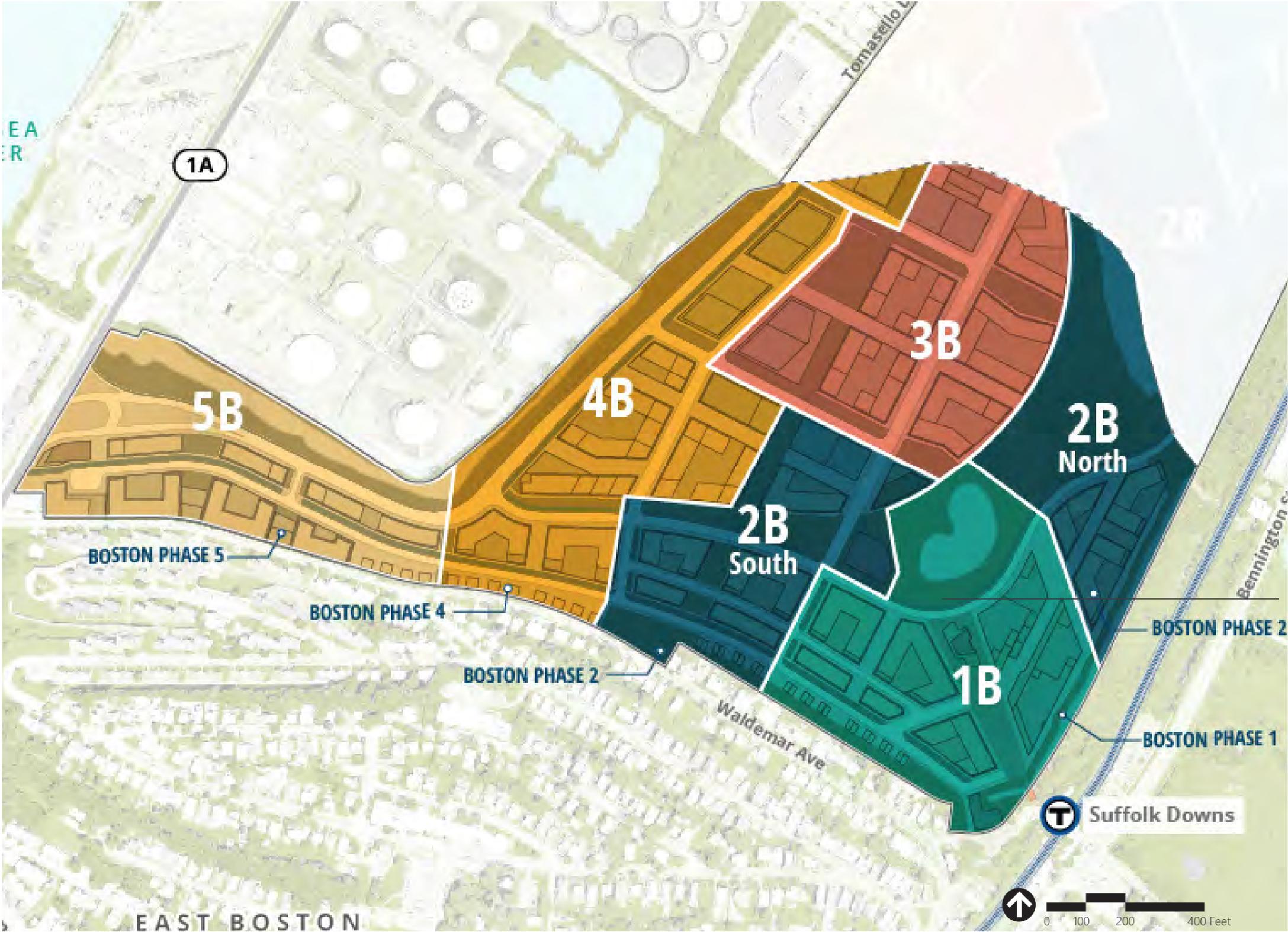
Development Plans

Follows Suffolk Downs Phasing Plan

Boston

Total Phase 1B	1,338,274 sf
Total Phase 2B	1,730,506 sf
Total Phase 3B	2,905,394 sf
Total Phase 4B	3,183,180 sf
Total Phase 5B	1,362,646 sf
Commercial	2,740,000 sf
Retail	200,000 sf
Hotel	270,000 sf
Total Commercial	3,210,000 sf
Total Residential	7,310,000 sf

TOTAL BOSTON SF
10,520,000sf



Phase 1 Boston - Uses

B16 - Residential:	205,331 sf
B17 - Residential:	80,746 sf
B18 - Residential:	245,995 sf
B19 - Residential:	54,586 sf
B20 - Residential:	165,338 sf
B21 - Retail:	7,183 sf
B22 - Retail:	13,242 sf
B23 - Commercial:	274,473 sf
B24 - Commercial:	262,205 sf
TH02 - Residential:	12,504 sf
TH03 - Residential:	16,672 sf

Phase 1B Residential
744,894 sf

Phase 1B Non-Residential
593,381 sf

TOTAL PHASE 1B
1,338,274 sf



Exhibit A - Legal Description of Phase 1 Site

METES AND BOUNDS DESCRIPTION

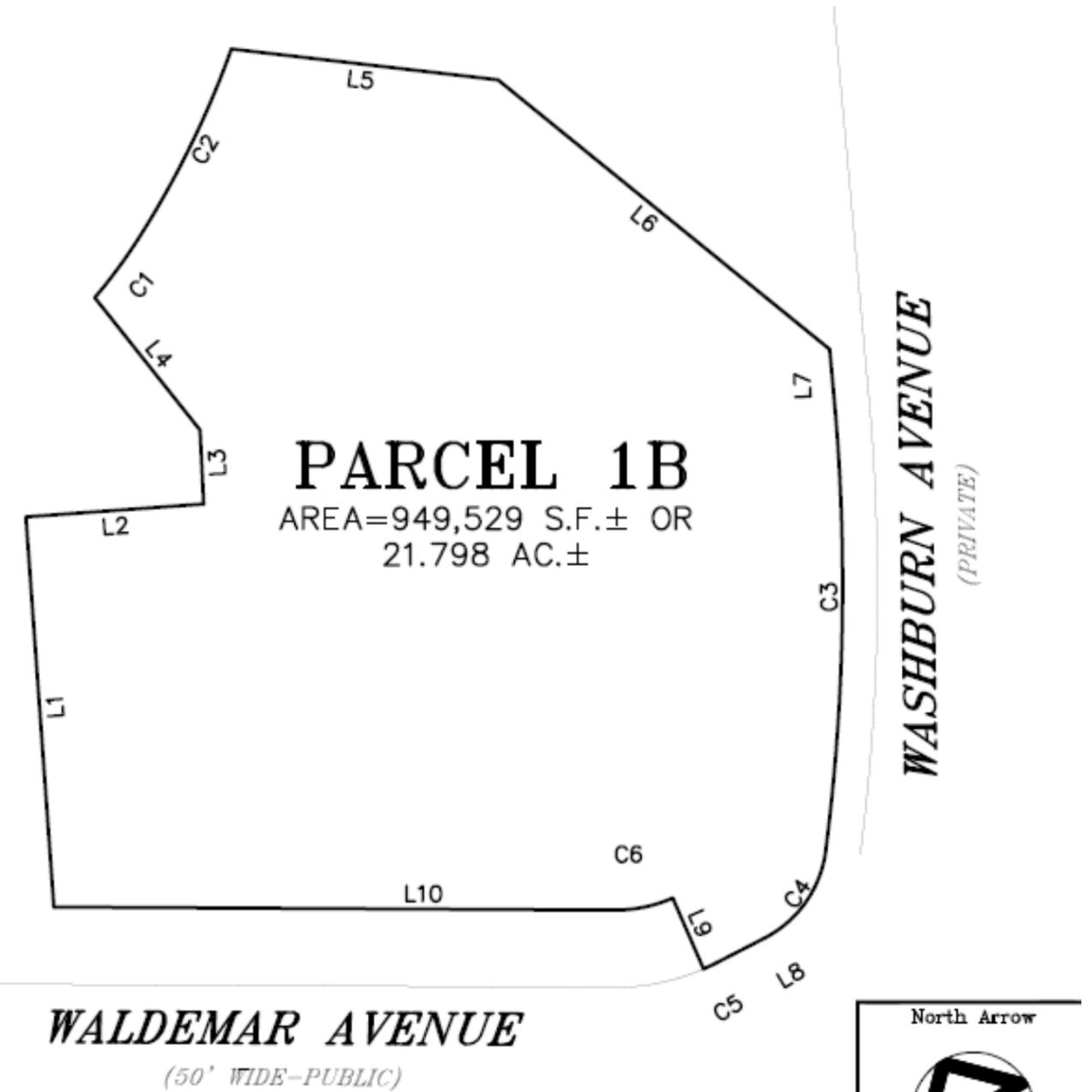
Suffolk Downs
Boston Phase 1B

A certain building phase in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, shown as Phase 1B on a plan entitled "Suffolk Downs Boston Phases 1B-5B", dated January 29, 2019, prepared by Beals and Thomas, Inc. More particularly bounded and described as follows:

Beginning at a point being the most westerly corner of the development area on the northerly line of land now or formerly of S&B Realty Trust, thence running;

- N 26° 53' 05" E 505.74 feet to a point, thence turning and running;
- S 63° 08' 19" E 230.89 feet to a point, thence turning and running;
- N 28° 11' 58" E 95.69 feet to a point, thence turning and running;
- N 07° 31' 38" W 218.89 feet to a point, thence turning and running;
- EASTERLY 96.79 feet by a non-tangent curve to the left with a radius of 700.00 feet to a point, thence turning and running;
- EASTERLY 272.02 feet by a curve to the left with a radius of 1225.00 feet to a point, thence turning and running;
- S 52° 24' 51" E 347.57 feet to a point, thence turning and running;
- S 19° 57' 47" E 553.27 feet to a point on the westerly sideline of Washburn Avenue, said last 8 courses being over and upon land of Sterling Suffolk Racecourse, LLC, thence turning and running;
- S 25° 50' 12" W 82.09 feet to a point, thence turning and running;
- SOUTHWESTERLY 566.66 feet by a curve to the right with a radius of 2688.79 feet to a point on the northerly sideline of Waldemar Avenue, said last two courses being by the westerly sideline of Washburn Avenue, thence turning and running;
- WESTERLY 144.65 feet by a curve to the right with a radius of 148.18 feet to a point, thence turning and running;
- N 86° 09' 52" W 70.19 feet to a point, thence turning and running;
- WESTERLY 18.23 feet by a curve to the right with a radius of 288.22 feet

Exhibit B - Depiction of Phase 1 Site



**Suffolk Downs
Boston Phases 1B-5B**
Boston, Massachusetts
**The McClellan Highway
Development Company, LLC.**
One Congress Street, 11th Floor
Boston, Massachusetts

Phase 1B Exhibit
Scale: 1"=200' Date: 01/29/2019
Source File: 285402B012A
Drawing No. 285402P148A-001
B+T Project No. 2854.02

Exhibit C - Site Plan



B16:	205,331 sf
B17:	80,746 sf
B18:	245,995 sf
B19:	54,586 sf
B20:	165,338 sf
B21:	7,183 sf
B22:	13,242 sf
B23:	274,473 sf
B24:	262,205 sf
TH02:	12,504 sf
TH03:	16,672 sf

Phase 1B Residential **744,894 sf**

Phase 1B Non-Residential **593,381 sf**

TOTAL PHASE 1B
1,338,274 sf

Key

--- Orient Heights Transition Zone

Exhibit D - Building Use, Dimensions and Massing Plans

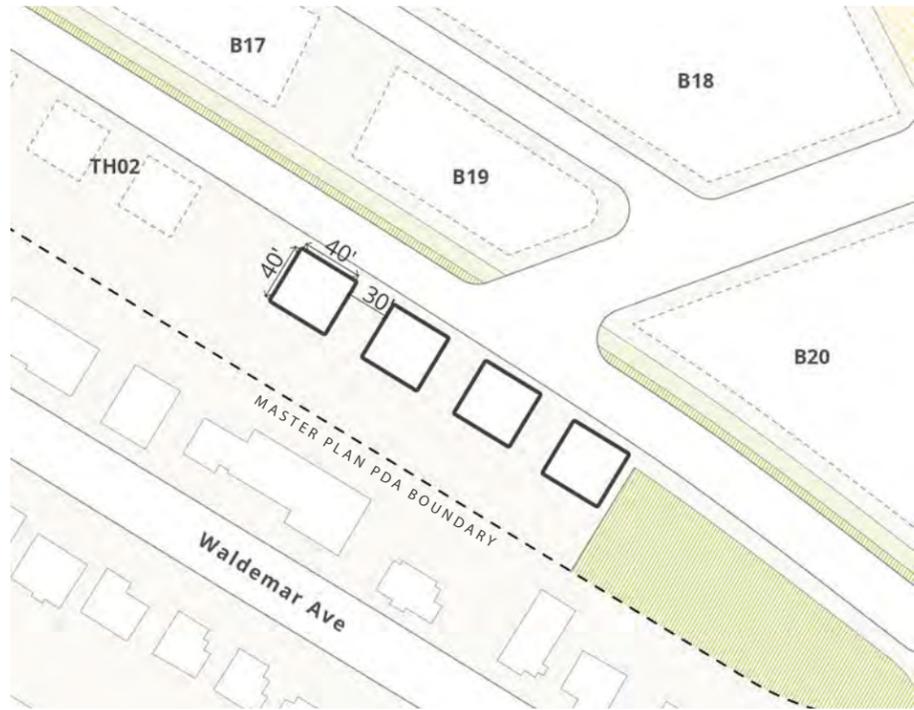
Phase 1B

Building Use, Dimensions and Massing Plans

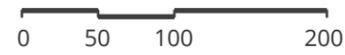
Building	Principal Use	Maximum Building Height (ft)	Aprox. Gross Floor Area (sf)
B16	Residential	100	205,331
B17	Residential	70	80,746
B18	Residential	100	245,995
B19	Residential	70	54,586
B20	Residential	100	165,338
B21	Retail	45	7,183
B22	Retail	45	13,242
B23	Commercial	125	274,473
B24	Commercial	125	262,205
TH02 (3 Townhomes)	Residential	40	12,504
TH03 (4 Townhomes)	Residential	40	16,672
Total			1,338,274

Exhibit D - Building Use, Dimensions and Massing Plans

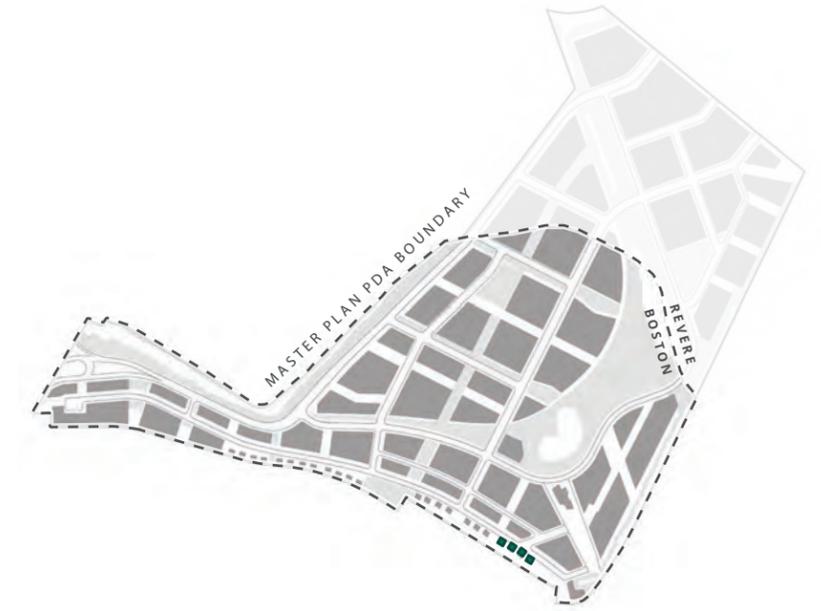
Phase 1B | Block TH03



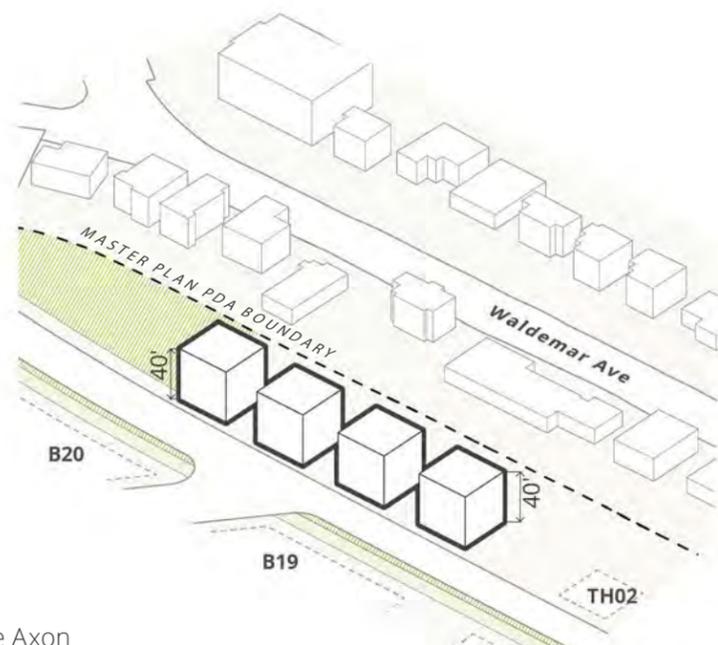
Building Envelope Plan



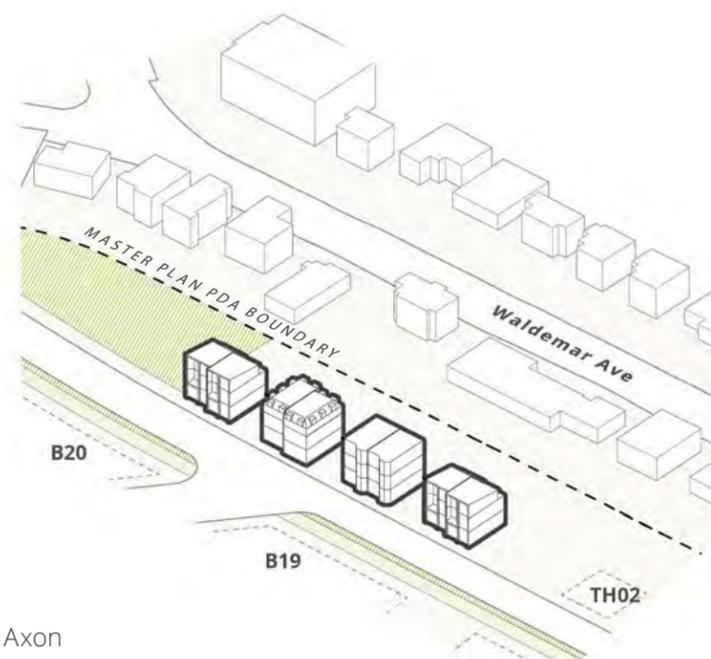
Building Massing Plan



Key Plan



Building Envelope Axon



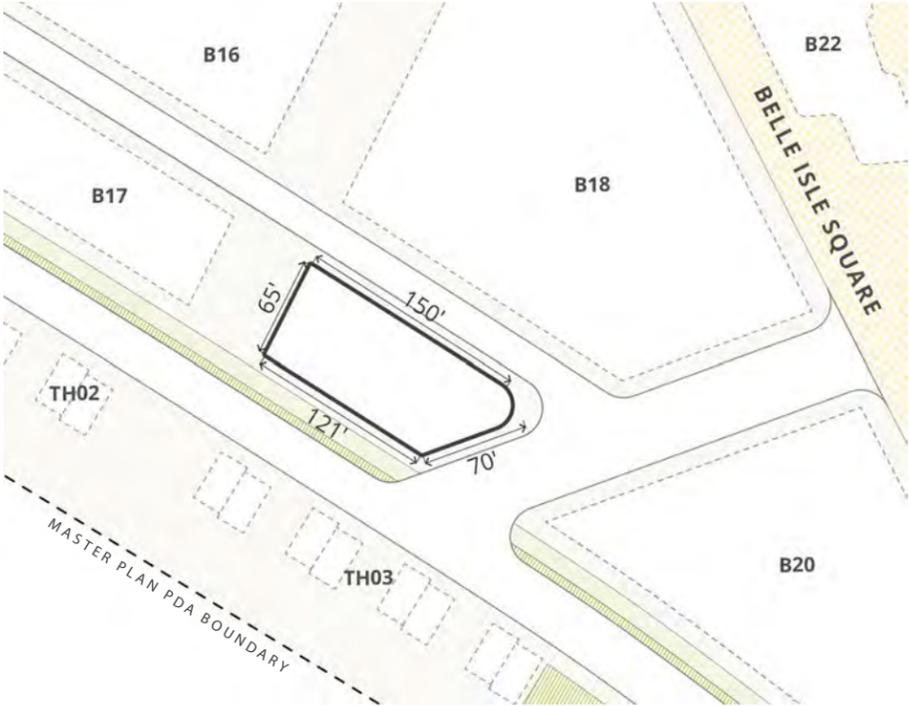
Building Massing Axon

Proposed GFA - **16,672 sf**

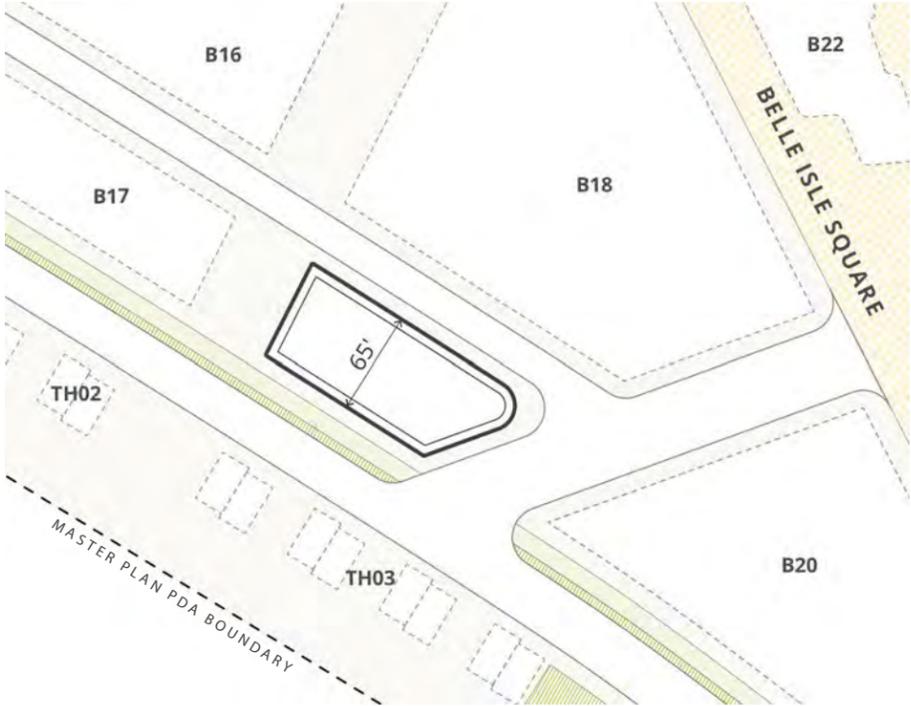
Max Building Height - **40'**

Exhibit D - Building Use, Dimensions and Massing Plans

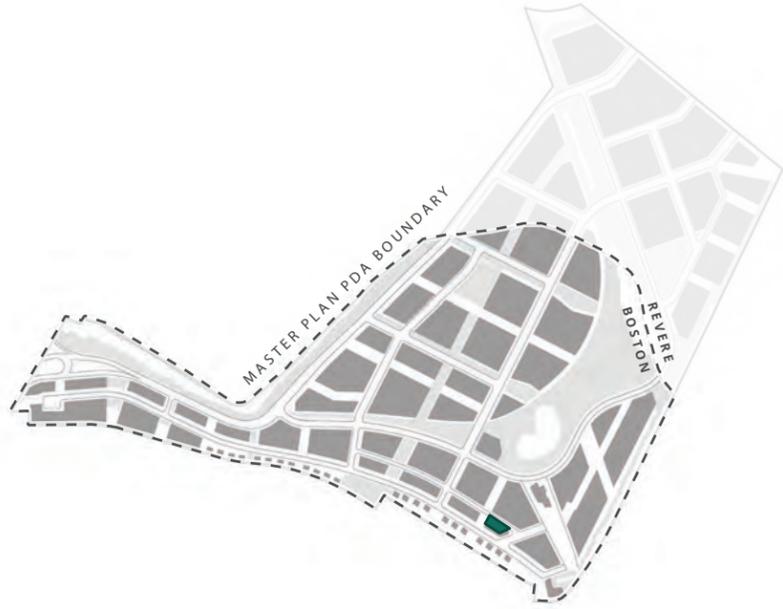
Phase 1B | Block 19



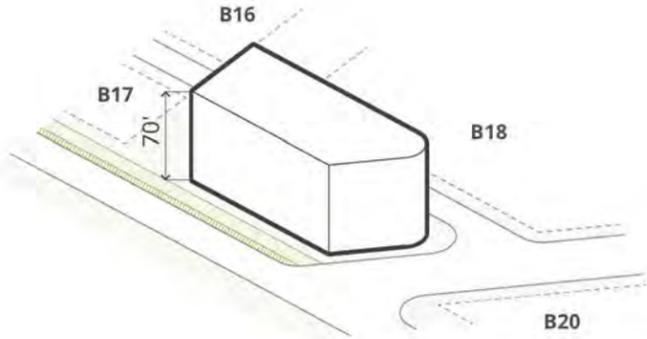
Building Envelope Plan



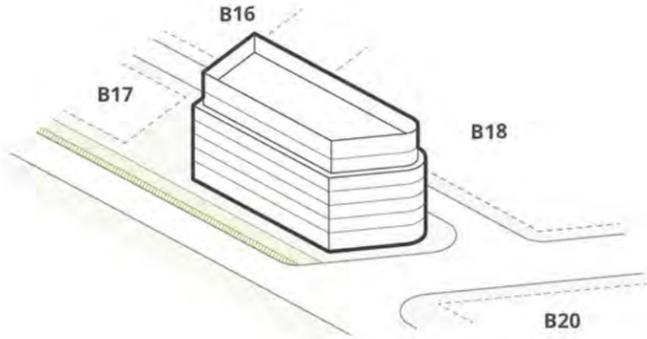
Building Massing Plan



Key Plan



Building Envelope Axon

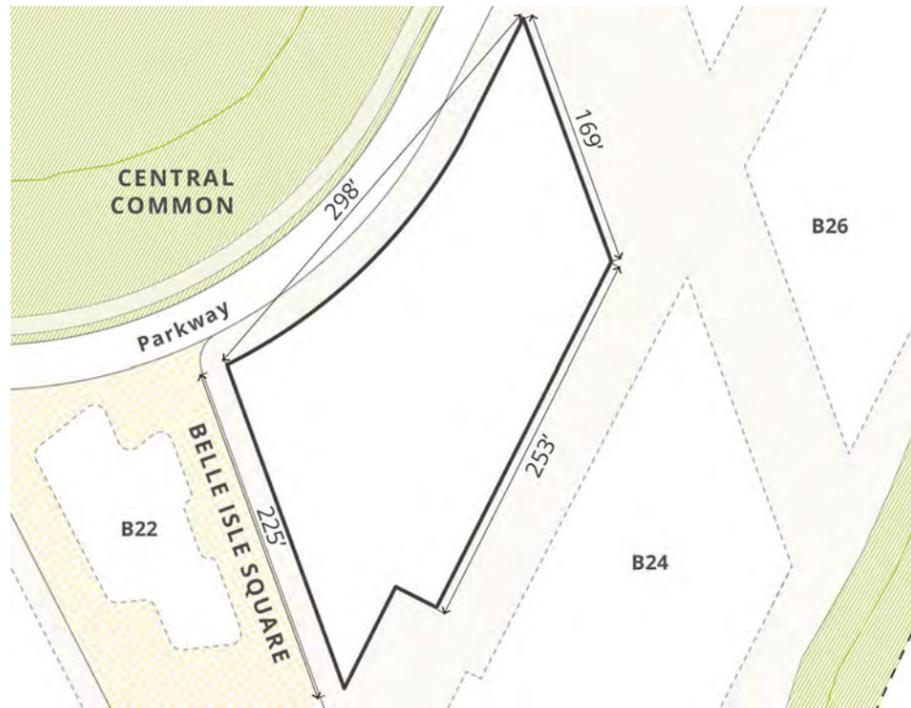


Building Massing Axon

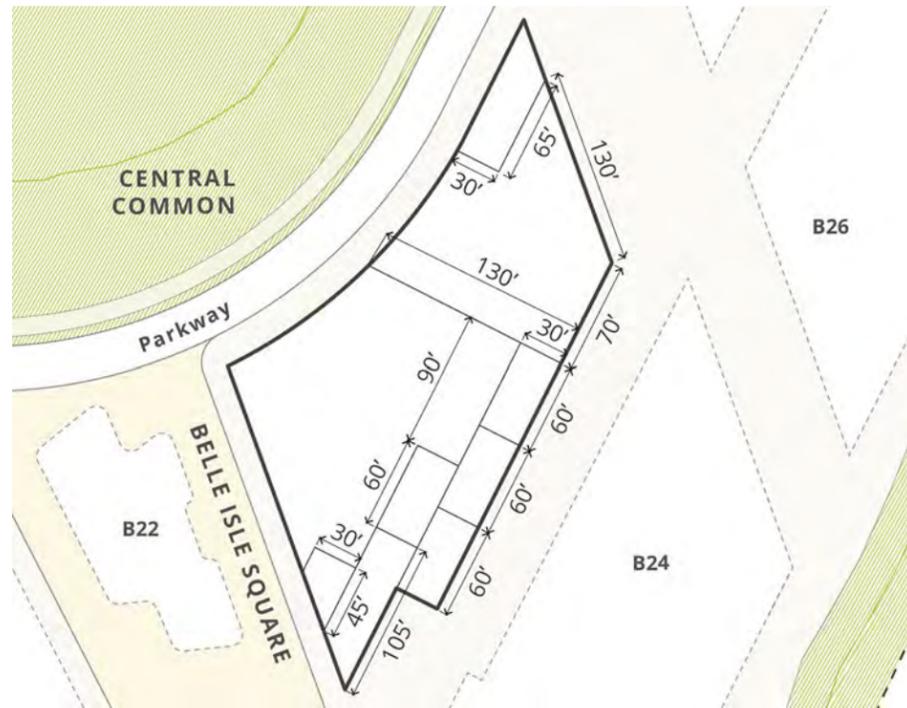
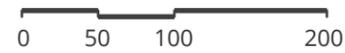
Proposed GFA - **54,586 sf**
 Max Building Height - **70'**

Exhibit D - Building Use, Dimensions and Massing Plans

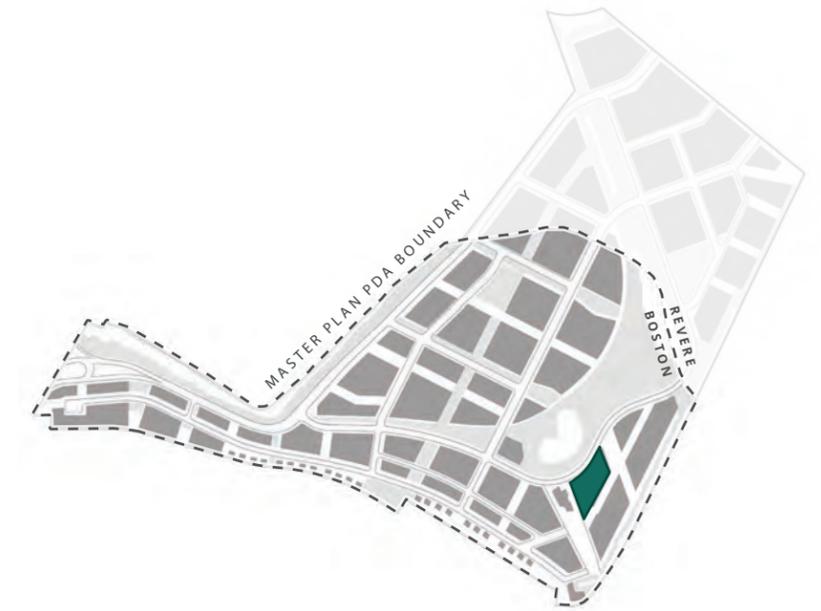
Phase 1B | Block 23



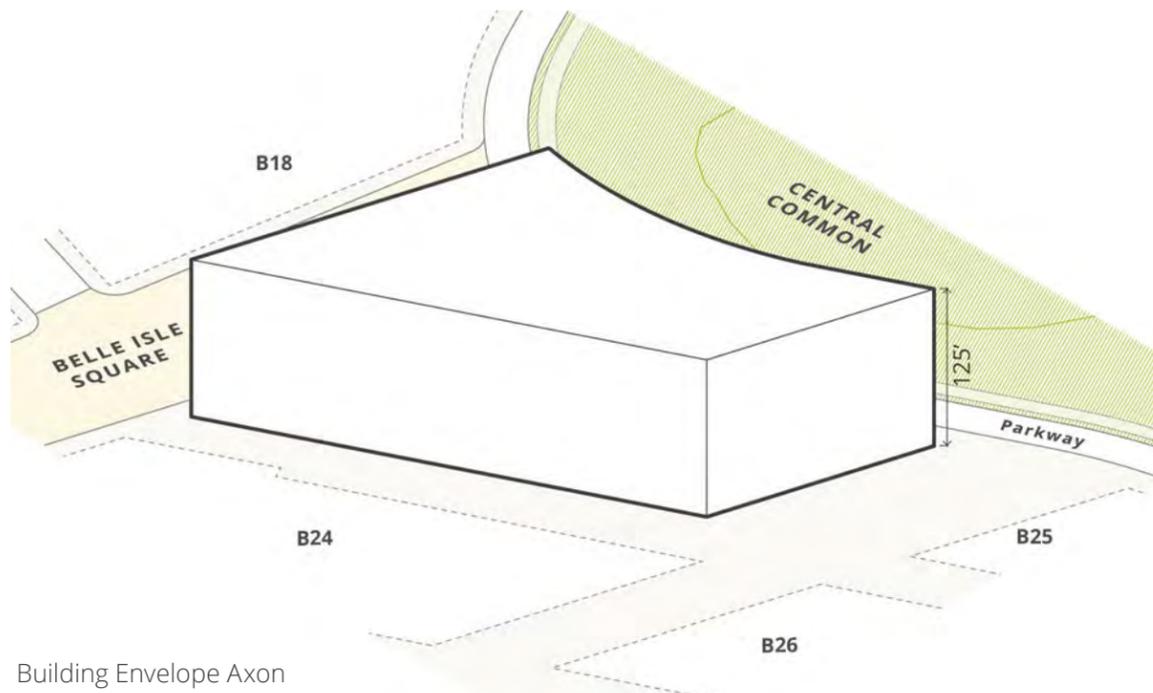
Building Envelope Plan



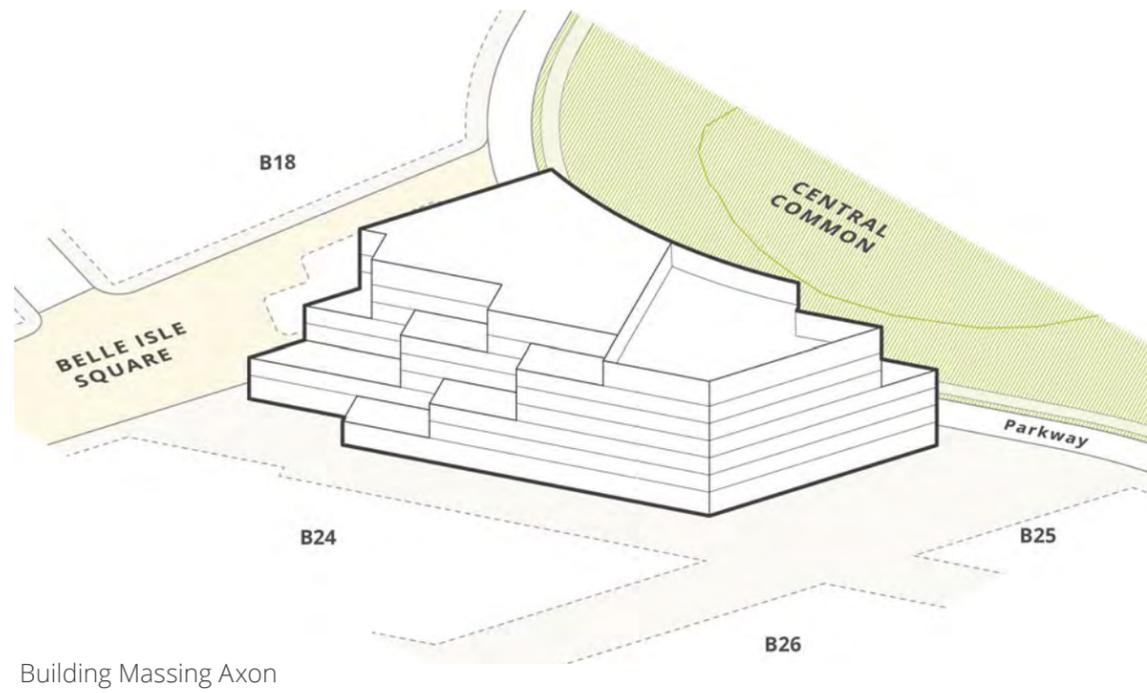
Building Massing Plan



Key Plan



Building Envelope Axon



Building Massing Axon

Proposed GFA - **274,473 sf**
 Max Building Height - **125'**

Exhibit E - Permitted Uses

Allowed On-Site Uses Include:

- Laboratory, R&D
- Office
- Residential
- Hotel
- Restaurant
- Retail
- Open Space

Exhibit E

List of Permitted Uses¹

Laboratory, Research and Development Uses

- Research and Development Uses and Scientific Laboratory Uses, including, but not limited to, basic laboratory, research laboratory or product development or prototype manufacturing or a facility devoted to the testing and analysis of scientific and applied research hypotheses through experimentation.

Office Uses

- Office Uses, including, but not limited to, agency or professional office, back office, shared office space, general office and office uses by insurance companies, cultural groups, community service organizations, banks and offices of architects, attorneys, dentists, physicians or other professional people.

Residential Uses

- Residential Uses, including, but not limited to single family homes, town homes, multi-family residential uses and senior housing, with a mix of unit types, including micro units, studios, one, two and three bedroom units and extended stay apartments.

Hotel Uses

- Hotel and Conference Center Uses, including, but not limited to, bed and breakfast; conference center; executive suites; hotel, including extended stay hotel.

Restaurant Uses

- Restaurant Uses, including, but not limited to lunchroom, restaurant with or without live entertainment, cafeteria, bar with or without live entertainment, establishments serving or not serving alcohol and/or other place for the service or sale of food and/or drink for on-premises consumption and serving or not serving alcohol, including outdoor cafes; place for sale and consumption of food and beverages and serving or not serving alcohol providing dancing or entertainment or both; in a structure, sale over the counter, not wholly incidental to a local retail business or restaurant use, of food or drink prepared on premises for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out; bakery, café, coffee shop, delicatessen and/or diner and facility of public assembly.

Exhibit F - Public Benefits and Mitigation Measures

Exhibit F

6-Page Exhibit Outlines all Mitigation Requirements

- Line-by-line Detail of Each Mitigation Item
- States Specific Timing of Each Mitigation Item

Suffolk Downs
 Summary of Public Benefits and Project-Related Mitigation Measures
 January 16, 2019

General	
Diversify and expand East Boston's economic and job opportunities through new development with a mix of uses, including office, lab, retail and hotel uses, providing a wide range of options for a broad spectrum of residents.	All phases of construction
Create a range of housing types serving many types of existing and new residents (including young workers, empty nesters, seniors and families)	All phases of construction
Revitalize and energize the aesthetic character of the PDA Area, and connect the surrounding communities through an extensive network of publicly accessible open spaces that are developed and maintained by the Proponent, with planned programming anticipated to include festivals, farmers markets, and community events, as well as exercise and other recreational activities	All phases of construction
Invest more than \$170 million, across the entire Suffolk Downs site, in public roadways, sidewalks, bicycle paths and pedestrian paths, water, sewer and storm drainage facilities, and open space areas to create robust public infrastructure for the Master Project at no cost to the City of Boston.	All phases of construction
25% of site will be built and maintained as publicly accessible open space, with approximately 27-acres in Boston and an additional approximately 13 acres in Revere, all available to Boston residents.	All phases of construction
Compliance with Boston's Inclusionary Development Policy, 13% Affordability (estimated to be up to 900 Affordable Units).	All Buildings in Boston that include residential uses
Creation of up to 14,000 new construction jobs and 25,000 – 50,000 new permanent jobs	All phases of construction
Generate substantial economic benefits to the City of Boston through new net tax revenue.	All phases of construction
Housing and Jobs Exaction Payments (i.e. Linkage) to the City of Boston. The Housing Contribution Grant rate and the Jobs Contribution Grant rate shall be \$9.03 and \$1.78 per square foot of Development Impact Uses after the first 100,000 square feet	All Buildings in Boston that include Development Impact Uses
Create economic development opportunities for residents and businesses in East Boston by inclusion of 10% of the retail square footage in Boston to local businesses and owners with flexible lease parameters;	All phases of construction in Boston
Support local East Boston community groups by provision of a 2,500 SF as ground floor civic space to be located in a Phase 1 Building in	Phase 1B Construction

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**



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THANK YOU

