



**Suffolk Downs Redevelopment
Boston Community Meeting**

May 21, 2019



BOSTON LOGAN INTERNATIONAL AIRPORT

SEAPORT

DOWNTOWN BOSTON

KENDALL SQ./MIT

HARVARD/CAMBRIDGE

93

90

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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

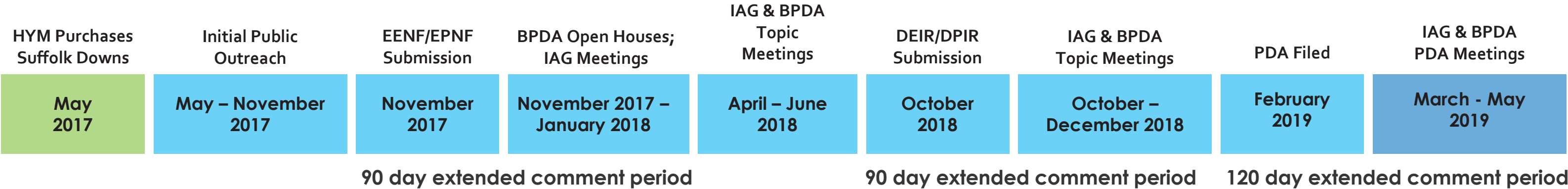


**SUSTAINABILITY
CONSULTANT**

Project Timeline



Over Two Years of Community Engagement



HELD OVER 350 COMMUNITY AND STAKEHOLDER MEETINGS

Design Principles

Mixed Use Walkable Neighborhood



Open Space and Parks



Neighborhood Retail



Economic Development



Transit Oriented Development

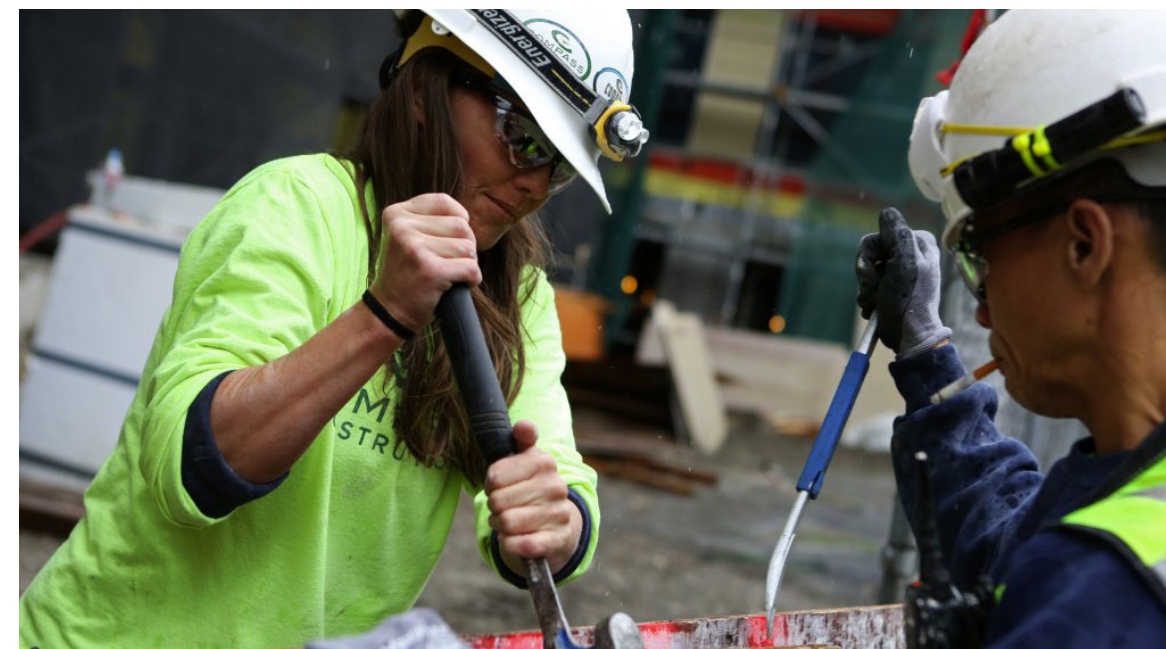


Resiliency and Sustainability



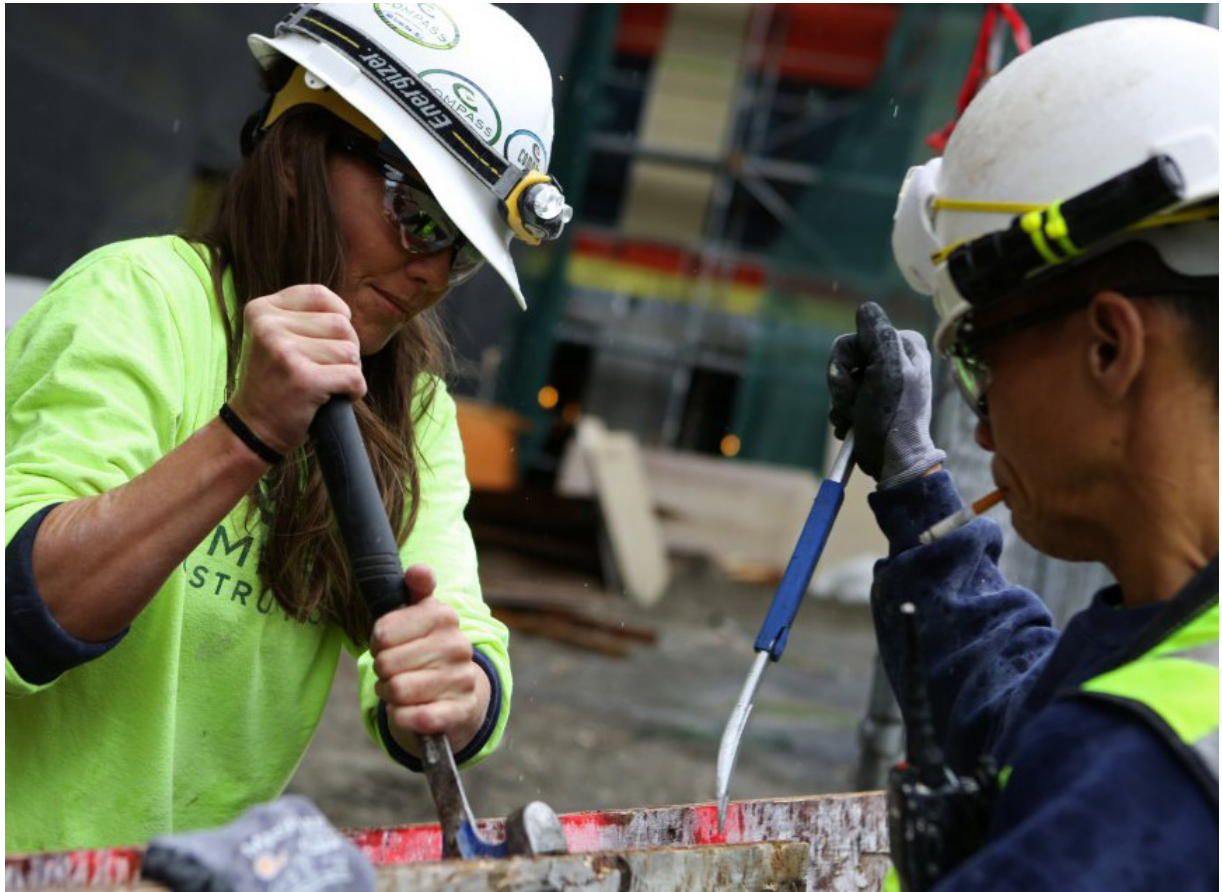
Everyone is Welcome Here

- 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



EAST BOSTON

REVERE

BEACHMONT

BELLE ISLE INLET

BELLE ISLE MARSH

Suffolk Downs

Beachmont

1A

Waldemar Ave

Tomasello Drive

Winthrop Ave

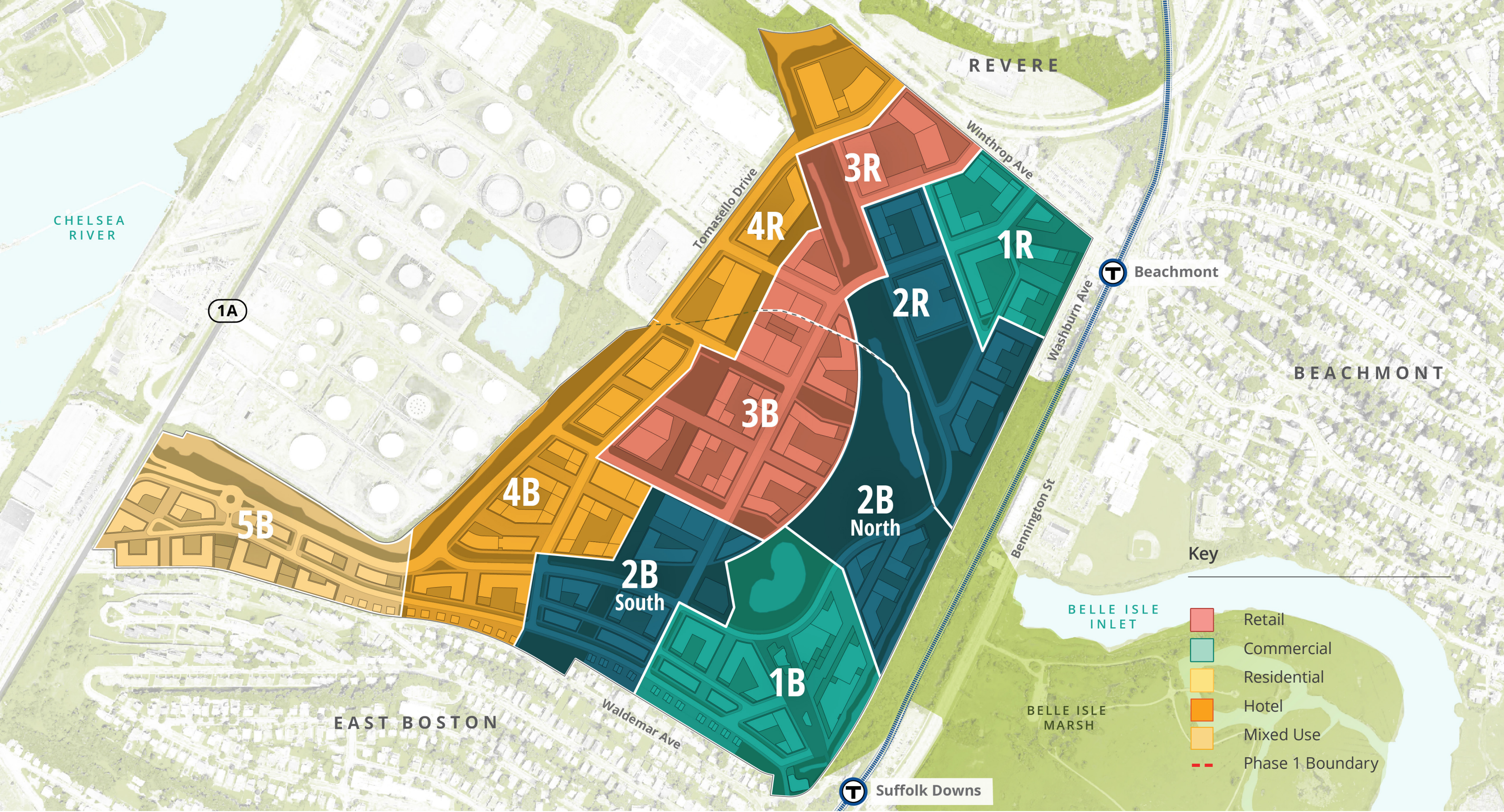
Washburn Ave

Bennington St

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**



Updates



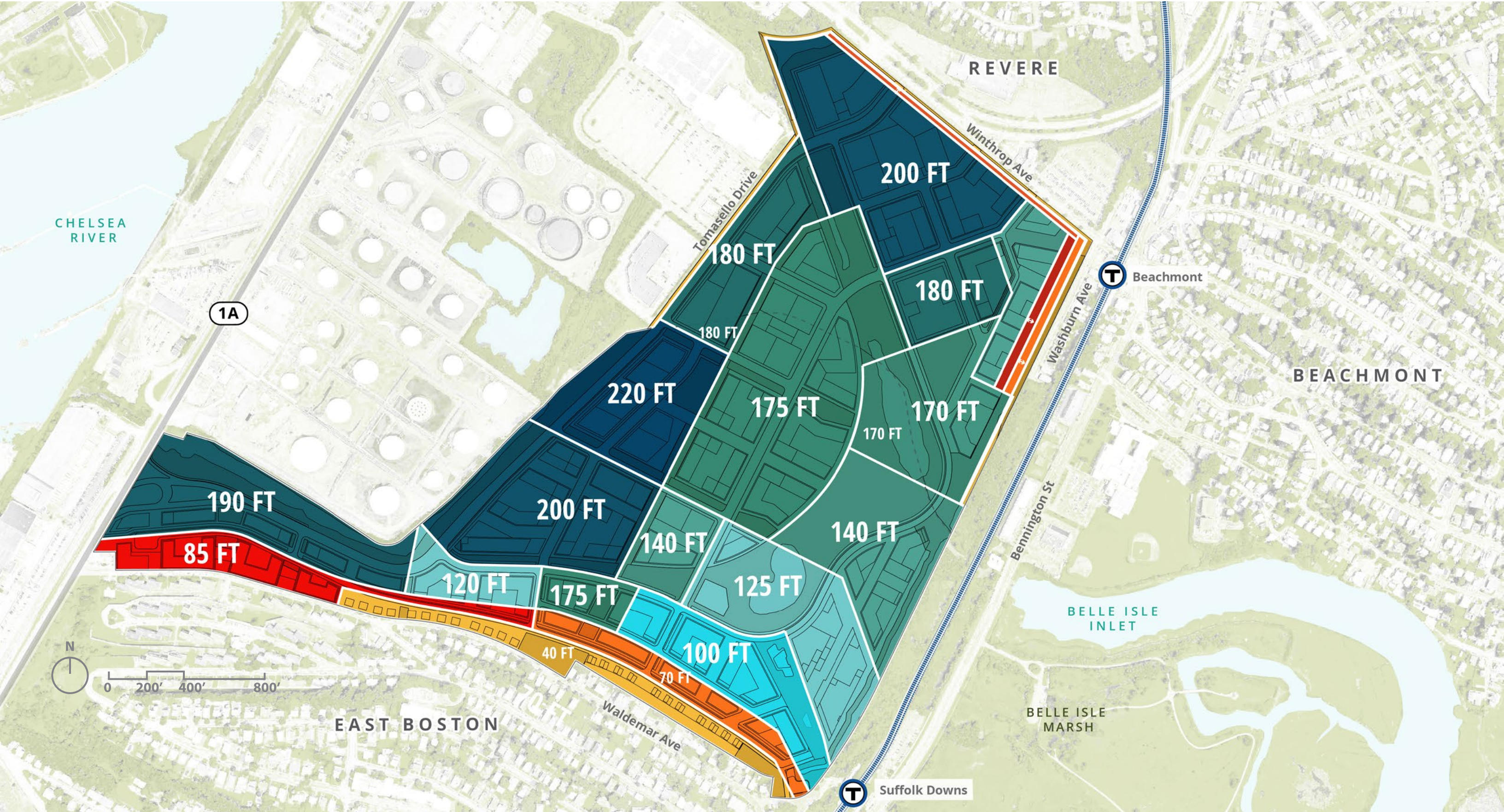
50,000 SF of Indoor Civic Spaces

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



Zoning Height Map (PDA)

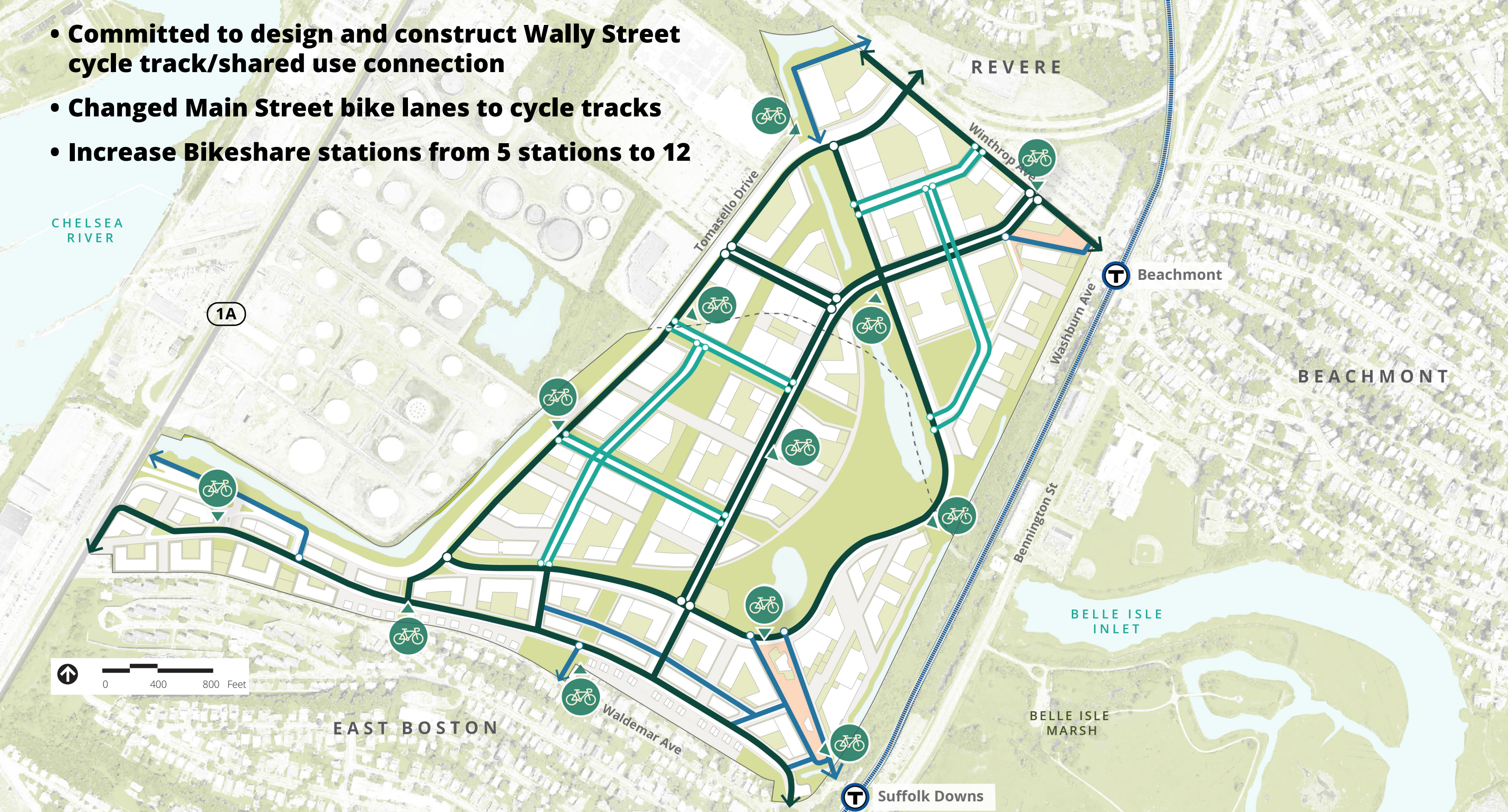


Revised Zoning Height Map



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



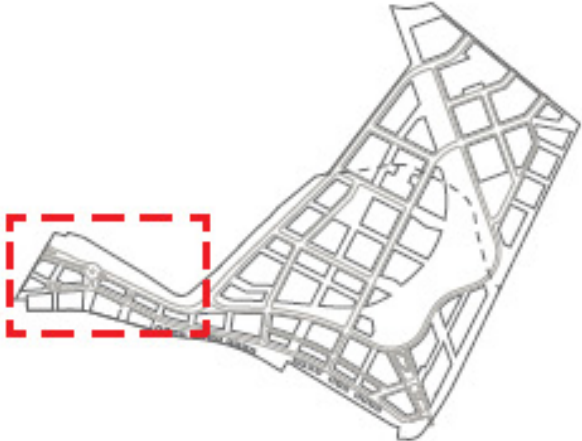
Improved Entry Sequence from Rt. 1A



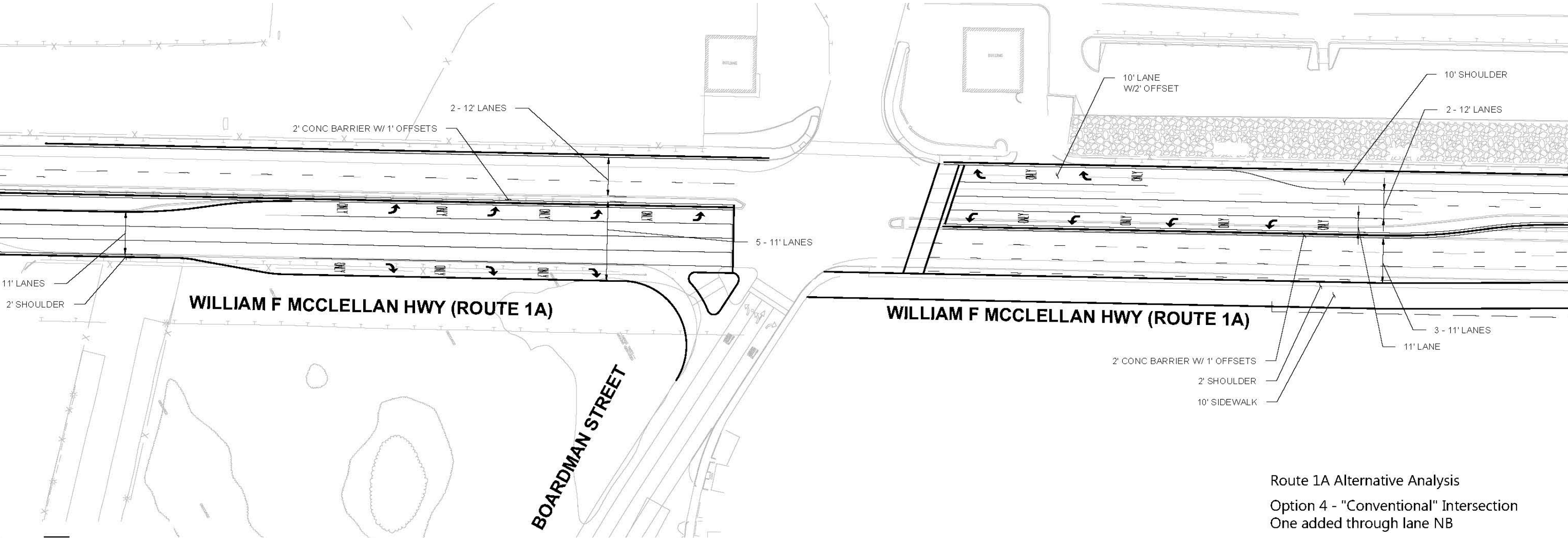
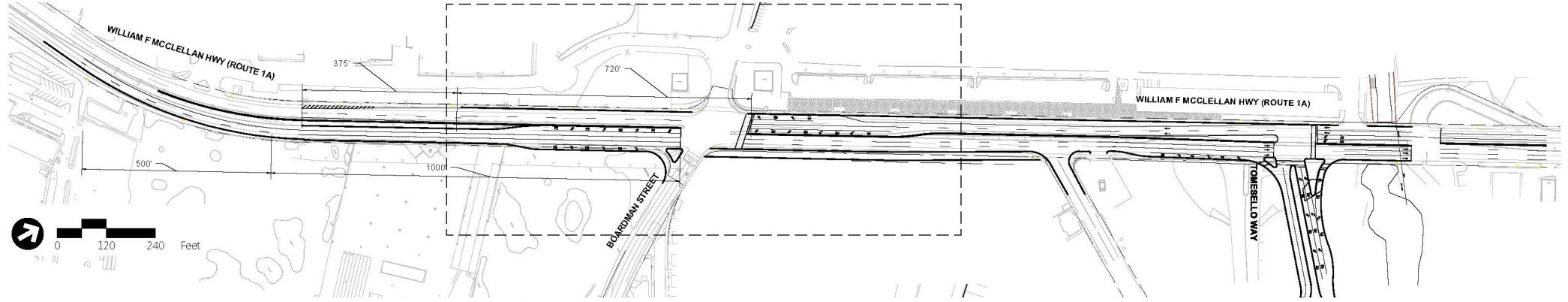
DPIR



Design Updates



Route 1A Design Update



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

Sustainability and Green House Gas Reduction

- 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
- Every building will be solar-ready



Sustainability and Green House Gas Reduction

- 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

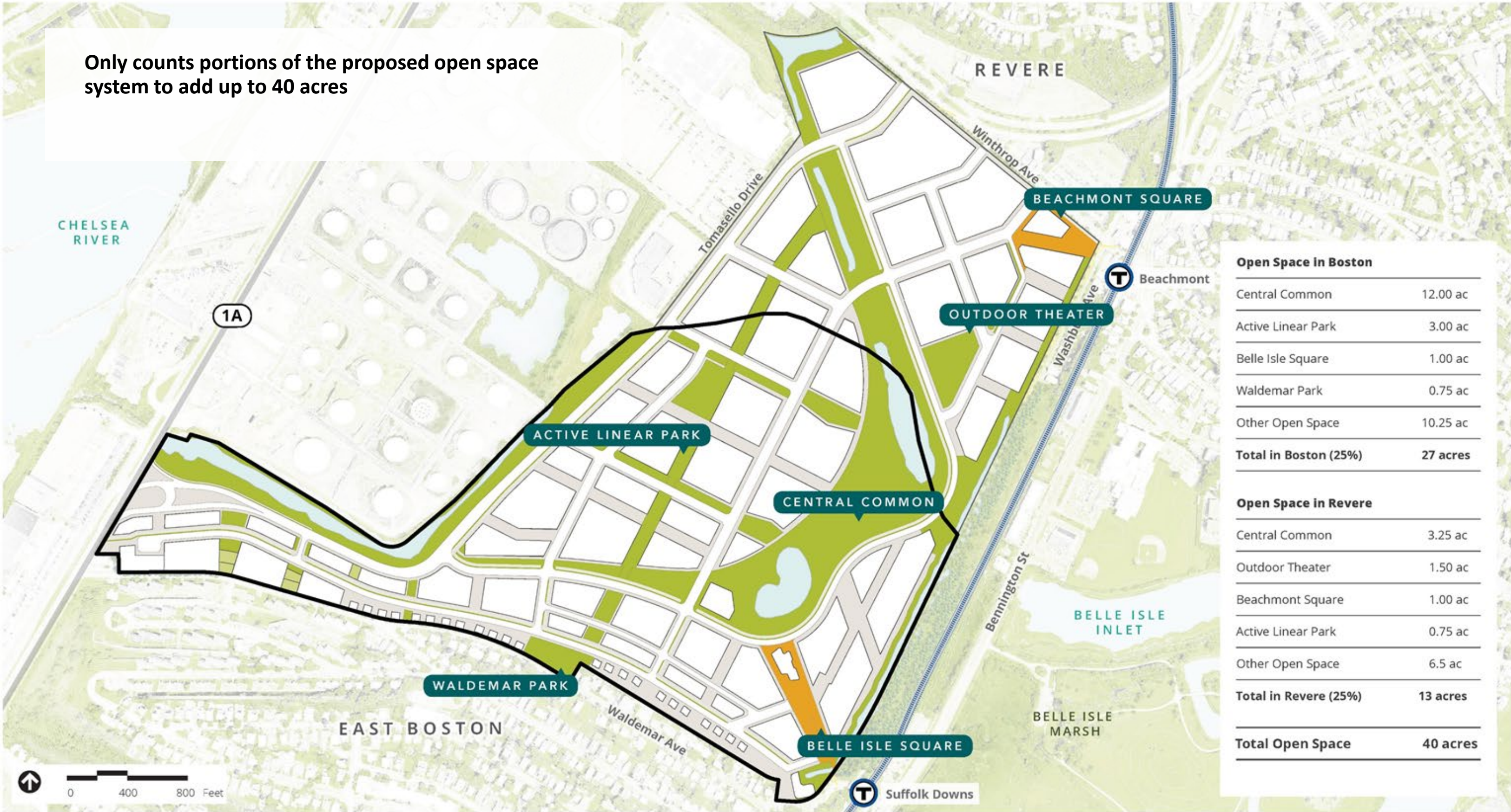
Y	?	N			
1			Credit	Integrative Process	1
9 4 3 Location and Transportation 16					
			Credit 1	LEED for Neighborhood Development Location	16
1			Credit 2	Sensitive Land Protection	1
		2	Credit 3	High Priority Site	2
3	2		Credit 4	Surrounding Density and Diverse Uses <i>as the project builds-out, buildings will be able to get all points</i>	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 <i>+1 from DPIR/DEIR</i>	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) <i>+1 from DPIR/DEIR</i>	8
	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 6 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) <i>+1 from DPIR/DEIR</i>	2
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 <i>+1 from DPIR/DEIR</i>	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%) <i>+1 from DPIR/DEIR</i>	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					



Mitigation and Community Benefits

OPEN SPACE CALCULATIONS

Only counts portions of the proposed open space system to add up to 40 acres



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	40 acres
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Diverse Recreation and Open Space

\$80 million to create 40-acres of publicly accessible open space

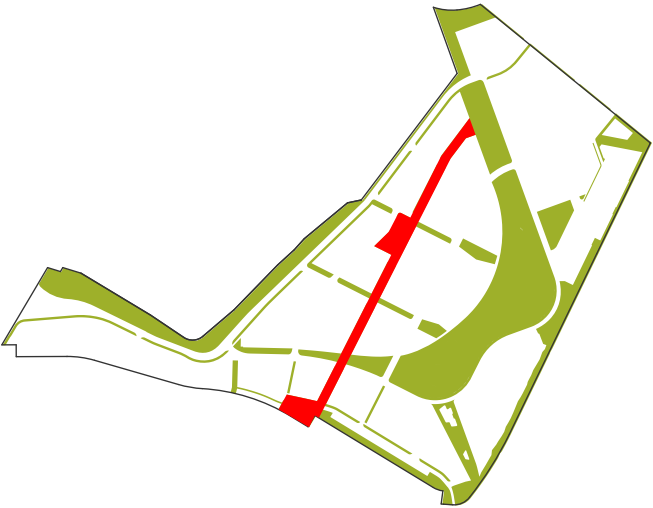
- Active Open Space: 21 acres
- Passive Open Space: 16 acres
- Civic Plaza: 3 acres



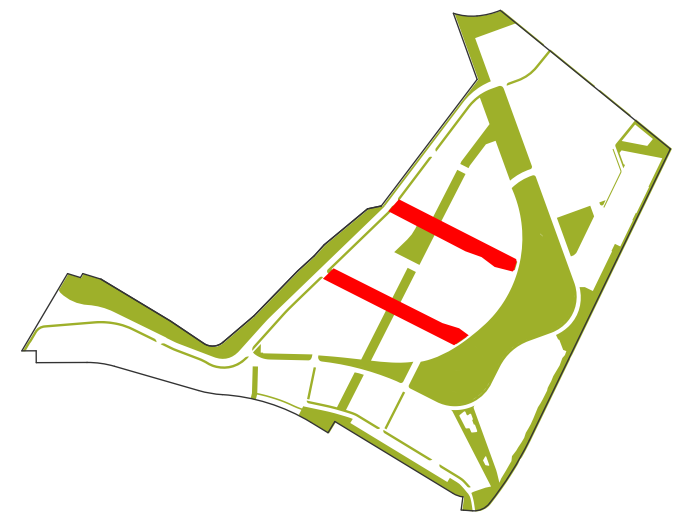
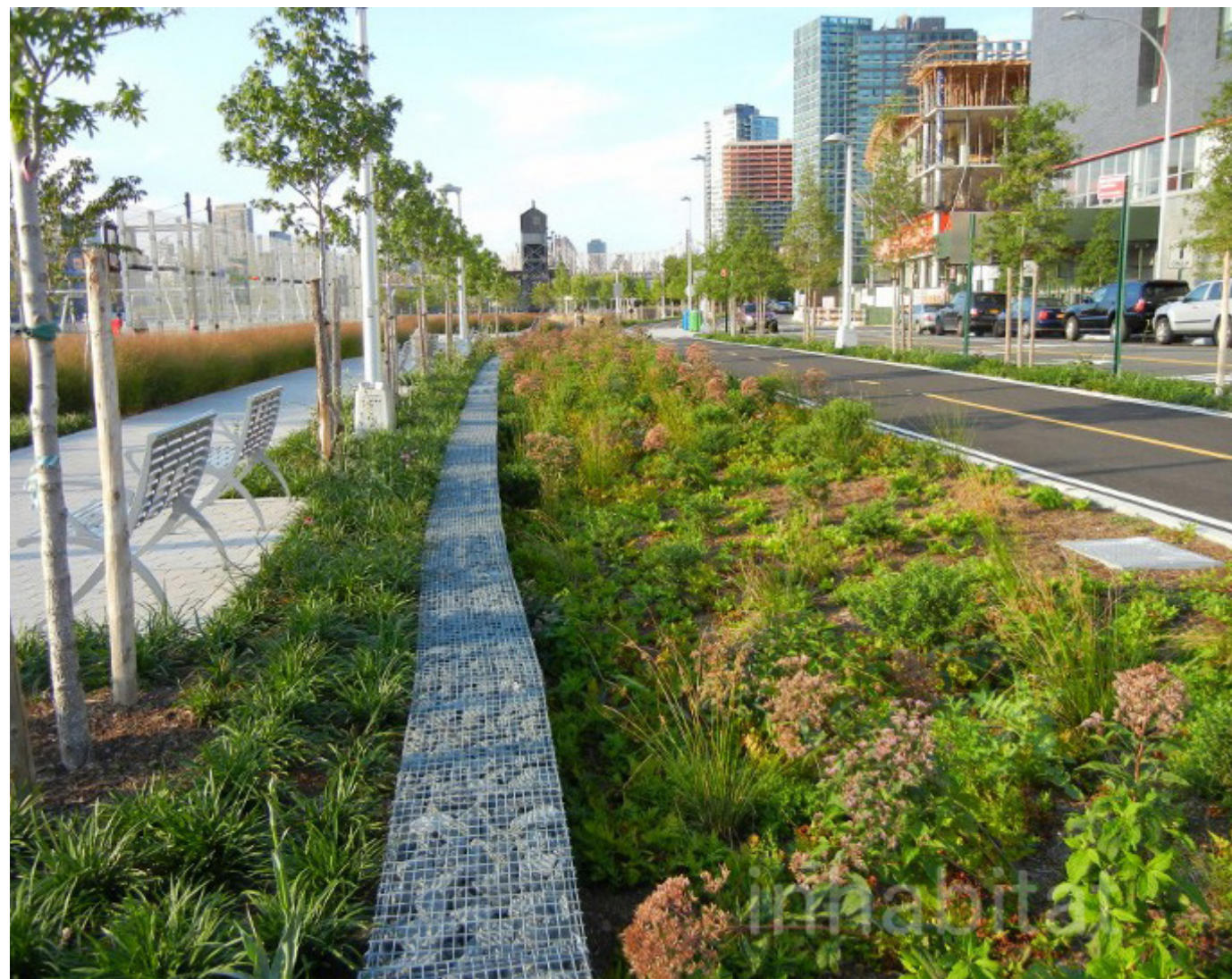
Public Open Space Network | Central Common



Public Open Space Network | Active Linear Park & Buffers



Public Open Space Network | Green Fingers



ORIENT HEIGHTS PARK



Outdoor Civic Spaces and Civic Plaza Precedents



Civic Plaza



Outdoor Performance Theater



Neighborhood Retail

Over 500,000 SF of Diverse Street Front Retail with a 10% Commitment to Local Business Owners



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

Transit and Transportation

Committed to \$50 million for all off-site traffic mitigation measures

- Completed Existing Conditions Studies of Suffolk Downs and Beachmont Stations
- Evaluate benefits of a Red-Blue Connector at MGH Station per MassDOT request
- Improvements to 30 Intersections
- Improvements Enhance or Maintain Traffic Operations Over Existing Conditions
- On-Site Improvements to Encourage Non-Vehicular Modes of Travel
 - » 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
 - » Two (2) On-Site Shuttle Routes
 - » Study of Potential Extension of East Boston Greenway to Revere Beach
 - » Extensive On-Site Community Paths and Pedestrian Walkways



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



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
- \$33.6M Housing and Jobs Exaction Payments (i.e. Linkage) to the City of Boston
- Inflow & Infiltration mitigation payments of over \$11 million
- Forward-thinking resiliency strategy protecting site, adjacent neighborhoods, transit & roadway infrastructure



WWW.SUFFOLKDOWNNSREDEVELOPMENT.COM

THE
H Y M
INVESTMENT GROUP, LLC

THANK YOU

