



# **Suffolk Downs Redevelopment**

## **Community Meeting**

October 1, 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

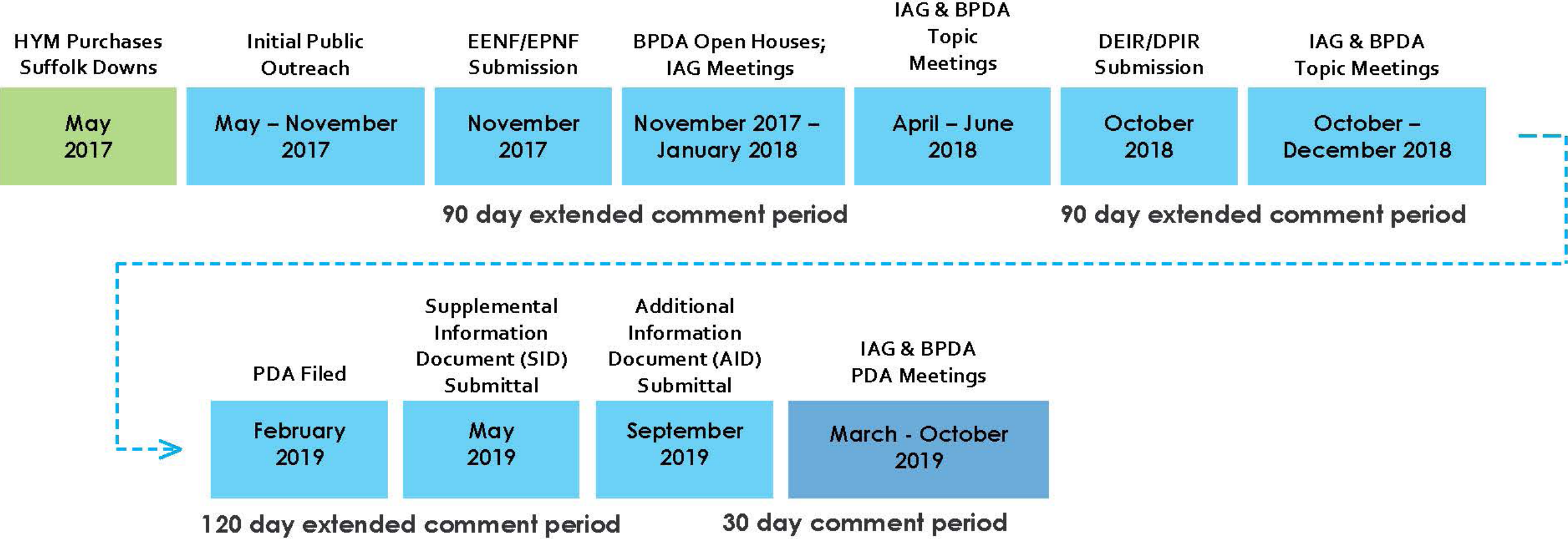


# Project Timeline





# Over Two Years of Community Engagement



**HELD OVER 350 COMMUNITY AND STAKEHOLDER MEETINGS**



# Master Plan/PDA Updates

- Open Space
- Urban Design Parameters
- Affordable Housing
- Transportation & Mobility





## Master Plan/PDA Consistency

- No Change to Master Plan Design
- No Change in Total Square Footage
- No Change to Mix of Uses
- No Change to Location of Uses
- No Change in 40-Acre Open Space





# Master Plan

No Changes to the Overall Master Plan Layout





# Land Use Plan

No Changes to Proposed Square Footage, Mix of Uses, or Location of Uses





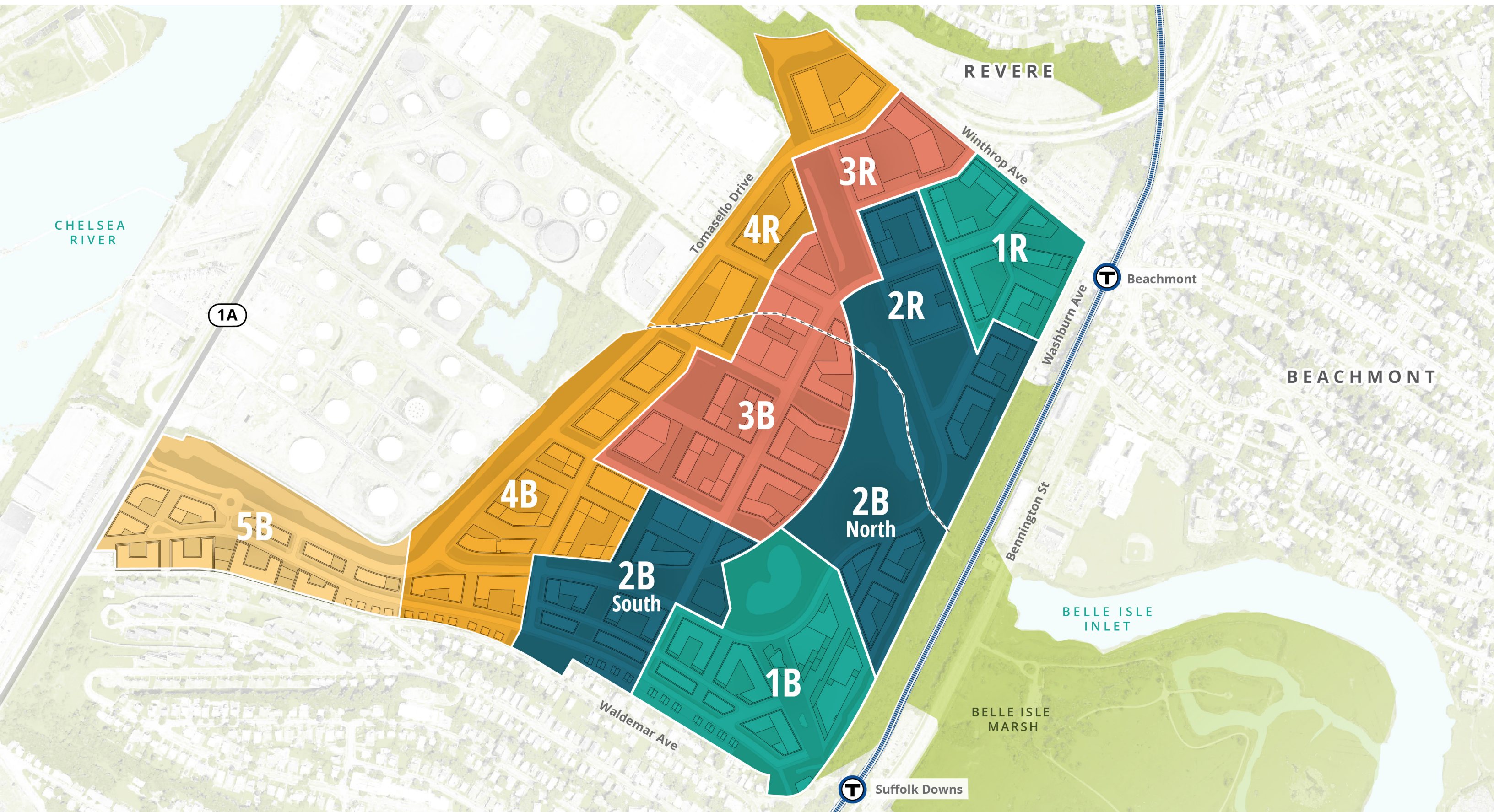
# Master Plan Program

No Changes to Overall Square Footage

Use	Boston Program	Master Plan Program
Commercial Office	~ 2.74 MSF	~ 5.2 MSF
Residential	~ 7.31 MSF (7,100 units)	~ 10.15 MSF (10,000 units)
Retail	~ 200,000 SF	~ 450,000 SF
Hotel	~ 270,000 SF	~ 400 ,000 SF
Total	10,520,000 SF	16,200,000 SF



# Phasing Plan



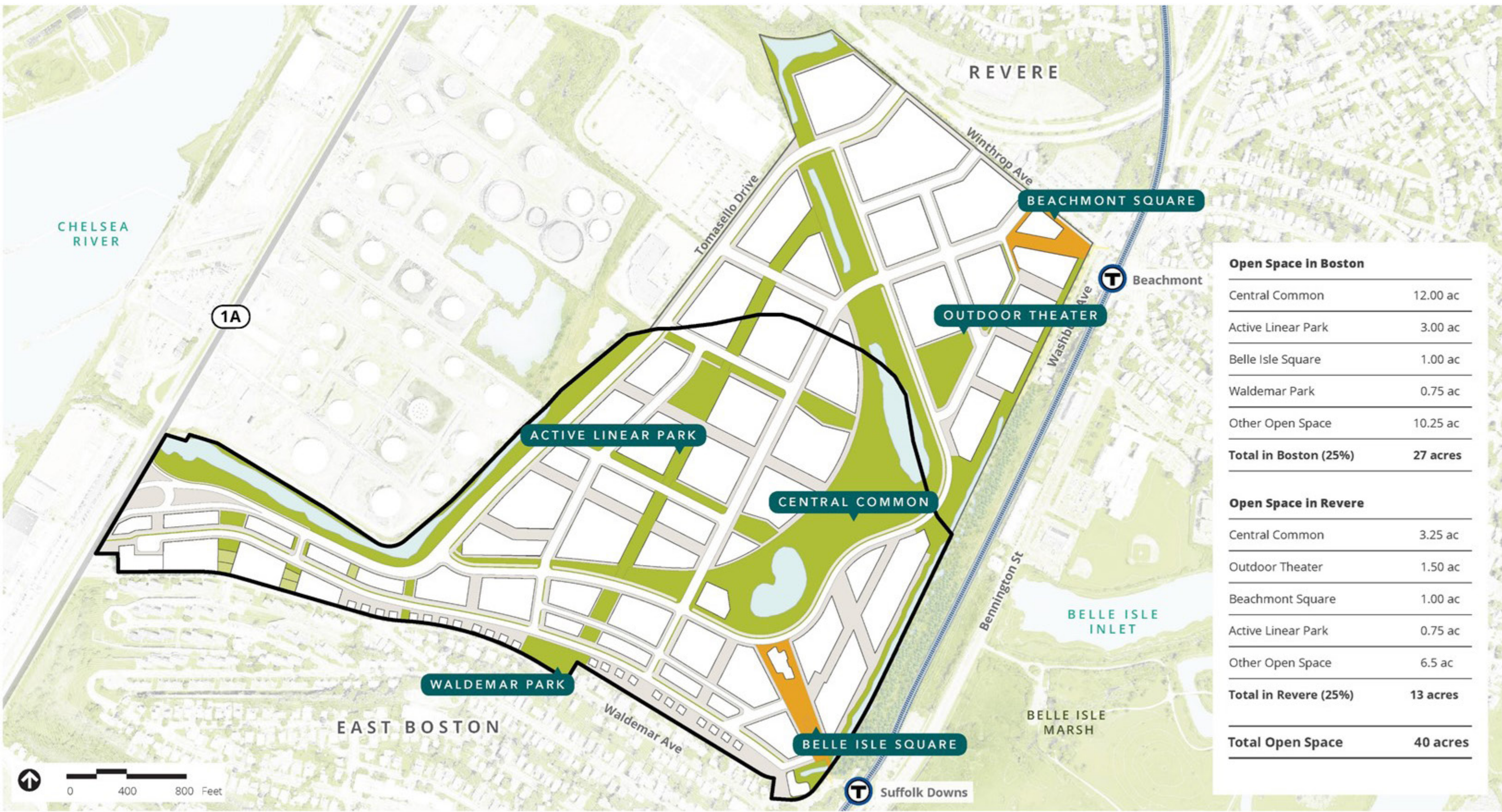


An aerial photograph of a coastal city, likely San Francisco, showing a dense urban area with a grid of streets and buildings. A large body of water, the San Francisco Bay, is visible on the right side of the image. In the center-left, there is a large green area with a winding path, possibly a park or a golf course. To the left of this green area, there is a large industrial facility with several large white storage tanks. The text "Open Space" is overlaid in white on the right side of the image, over the water.

Open Space



# Open Space





# Open Space Calculations - Active, Passive, and Civic

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



ACTIVE  
PASSIVE  
CIVIC PLAZA



# Program Plan



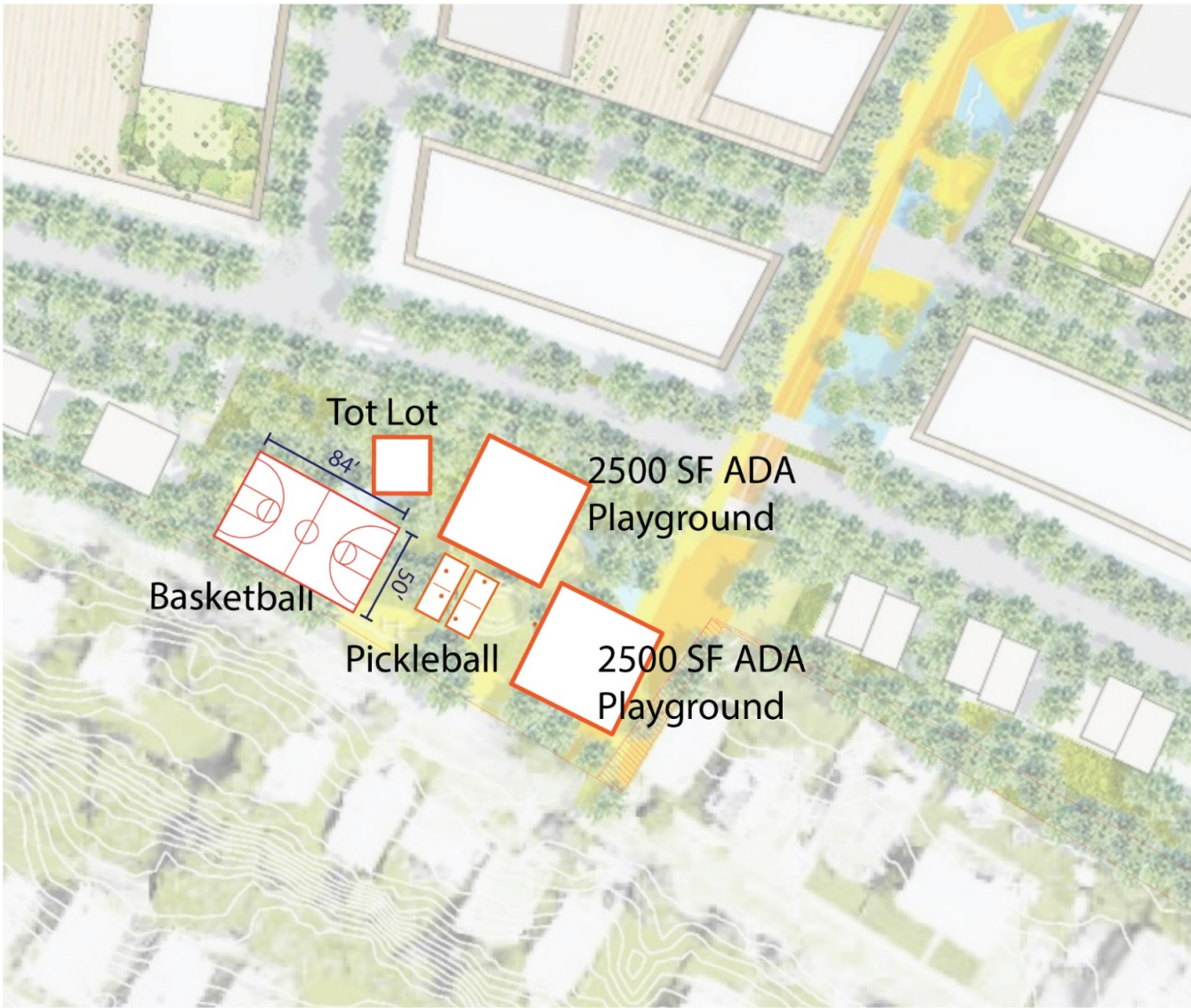


# Proposed Boston City Parks





# Orient Heights Park - Active Recreation Program Fit



**PLAYA VISTA CENTRAL PARK, MICHAEL MALTZAN**



**PICKLE BALL**

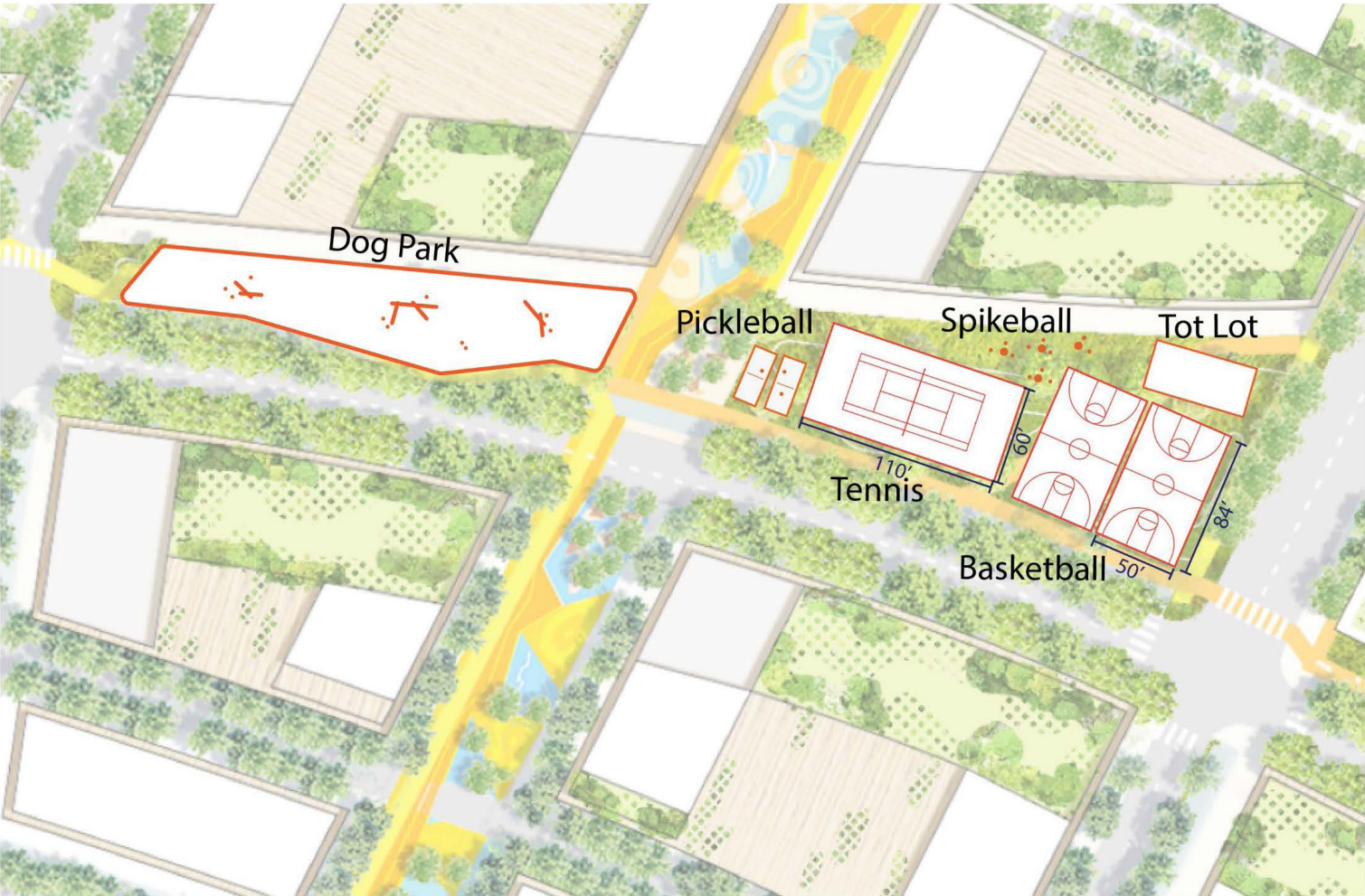


**Orient Heights Park**





# Gateway Park - Active Recreation Program Fit



**BASKETBALL COURTS**



**DOG PARK**



# Central Common - Active Recreation Program Fit

Sports



Play



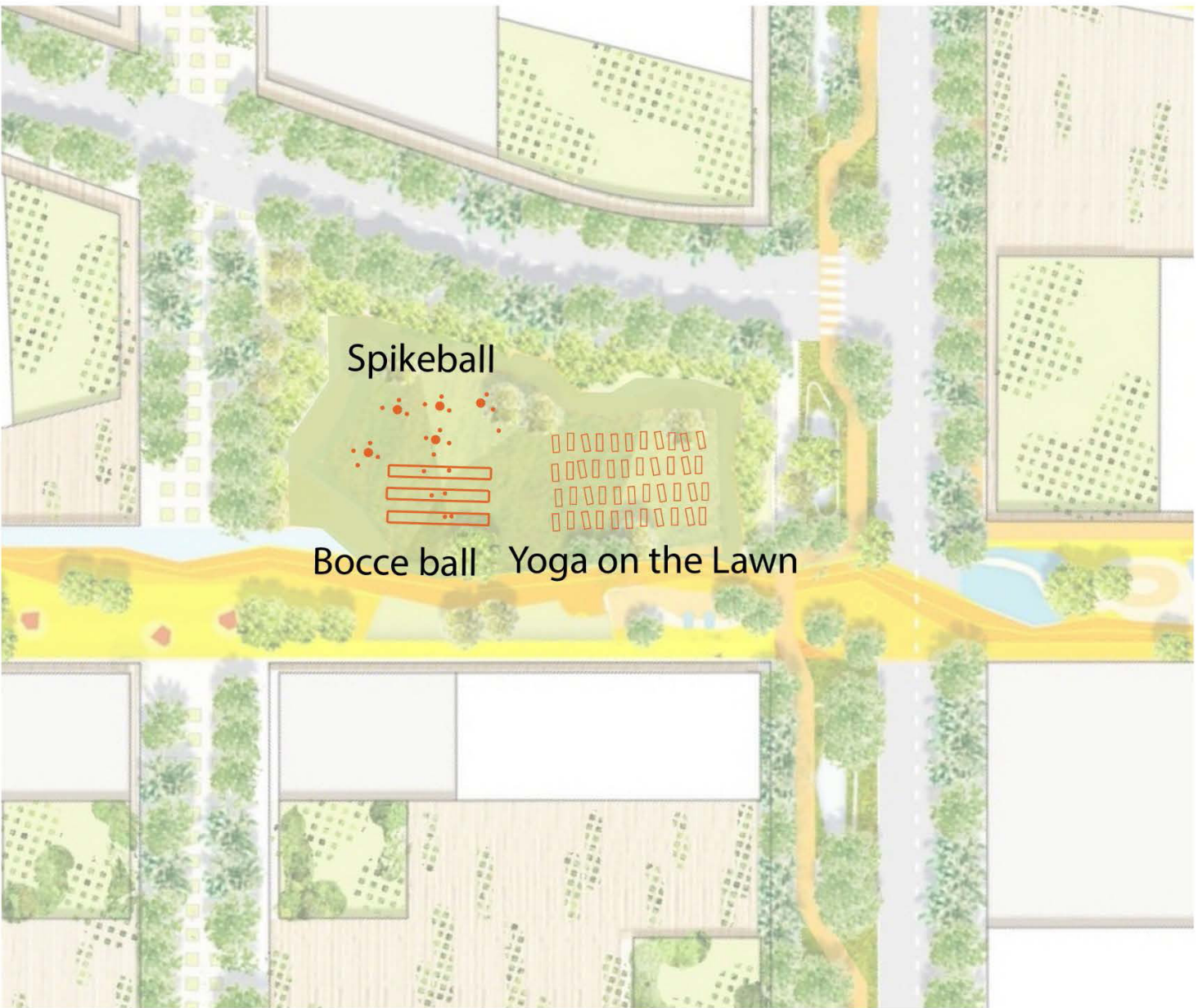


# Active Linear Park - Active Recreation Program Fit

Sports



Play





**Program and Activation of Outdoor Spaces**



**YOGA**



**FARMERS MARKETS**



**YOUTH SOCCER**



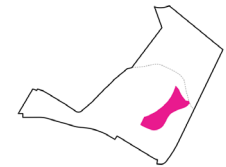
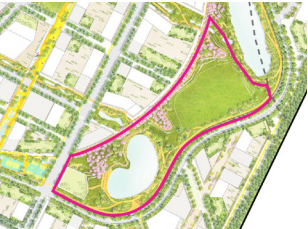
**COMMUNITY FESTIVALS**



# Open Space Descriptions

One-page descriptions of key open spaces, general character, uses, and size

## CENTRAL COMMON



### Description

The Central Common is proposed to serve as a large-scale urban open space that will provide a diversity of uses—passive and active, open and shaded, ecological and programmed, including an approximate 2.3-acre flexible playing field area. The Central Common open space will be located at the center of the Suffolk Downs site and it is anticipated that it will establish important pedestrian and cyclist connections to the site’s greater open space network.

### General Character

- This open space is planned to have a general character defined by:
- approximately 2.3-acre flexible playing field area
  - a civic node area
  - the previously-existing on-site pond, which will be enhanced with surrounding seating areas
  - groves of shade trees
  - walking paths and siting areas

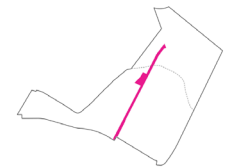
### Typical Uses

- This open space will include a variety of active and passive uses. These are anticipated to include:
- active recreation areas, including a flexible open playing field area that can be used for soccer or other organized sports
  - a strolling/promenade area
  - outdoor exercise and free play areas
  - passive recreation areas, among lawn and groves

### Size

- Approximately 12 acres in Boston; additional area proposed to be constructed in Revere

## ACTIVE LINEAR CORRIDOR



### Description

The Active Linear Corridor is proposed to integrate active play and recreation across the center of the Suffolk Downs site and establish pedestrian connections through the middle of the site. The corridor is planned to incorporate recreational uses for all ages, from creative play spaces for children and teenagers, courts and outdoor sport facilities for older and younger adults, as well as flexible gathering spaces with a variety of social and active recreation opportunities.

### General Character

- This open space is planned to have a general character defined by:
- creative play spaces
  - accessible pedestrian paths
  - flexible use turf areas
  - shade trees and spaces to sit throughout
  - courts and outdoor sport facilities

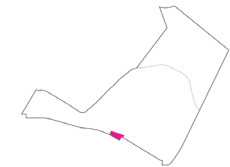
### Typical Uses

- This open space will include a variety of active uses. These are anticipated to include:
- children’s playgrounds
  - mounds for creative play
  - grass turf areas for open play and resting
  - an approximately 1-acre multi-purpose field area
  - chess or other quiet social games
  - basketball, tennis, and pickleball courts

### Size

- Approximately 4 acres

## ORIENT HEIGHTS NEIGHBORHOOD OPEN SPACE



### Description

This proposed neighborhood park provides a neighborhood gathering space with access from the Suffolk Downs site and the adjacent Orient Heights neighborhood. The open space is expected to welcome neighbors to the site while anchoring the Active Linear Corridor and providing connections for pedestrians and cyclists between the new Suffolk Downs development and the existing neighborhood.

### General Character

- This open space is planned to have a general character defined by:
- creative play equipment
  - a flexible use lawn area
  - an active play court area
  - walking paths and cycling tracks connected to a larger transportation network

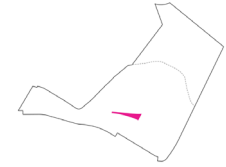
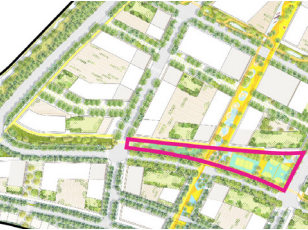
### Typical Uses

- This open space will include a variety of active and passive uses. These are anticipated to include:
- a children’s playground
  - a basketball court or other active play court area
  - a lawn area
  - seating areas

### Size

- Approximately 1 acre

## THE GATEWAY



### Description

This open space area is planned to provide active recreational space and to function in part as an extension of the Active Linear Corridor and a connection to the Central Common. These open spaces are expected to supplement other open space areas along the southern portion of the site with more small-scale recreational opportunities for everyday use.

### General Character

- This open space is planned to have a general character defined by:
- active play courts
  - pet recreation area
  - pedestrian and bicyclist connections to the larger transportation network

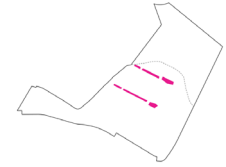
### Typical Uses

- This open space will include a variety of active uses. These are anticipated to include:
- basketball and tennis/pickleball courts
  - dog park
  - seating areas

### Size

- Approximately 1 acre

## GREEN FINGERS



### Description

The Green Fingers are proposed as new linear open spaces that are planned to provide connections across neighborhoods and which contain walking and biking trails to connect residential and commercial areas to the Central Common. These open spaces are also planned to include green infrastructure that is designed to help manage stormwater and improve site resiliency.

### General Character

- This open space is planned to have a general character defined by:
- linear pedestrian and bicycling paths
  - green infrastructure improvements
  - select active recreation nodes

### Typical Uses

- This open space will include a variety of active and passive uses. These are anticipated to include:
- walking and biking trails
  - small children’s play areas
  - seating areas

### Size

- Approximately 2 acres



**Maintenance of Parks**





An aerial photograph of a coastal city. The city is built on a peninsula and along the coast, with a dense grid of streets and buildings. A large racetrack is visible in the center-left, surrounded by greenery. To the left of the racetrack is an industrial area with several large white storage tanks. The city is bordered by a body of water on the right and bottom. The text "Urban Design Parameters" is overlaid on the right side of the image.

# Urban Design Parameters



# Rights of Way

Confirmation of Future Roadway Right of Ways - No Change in Street Layout





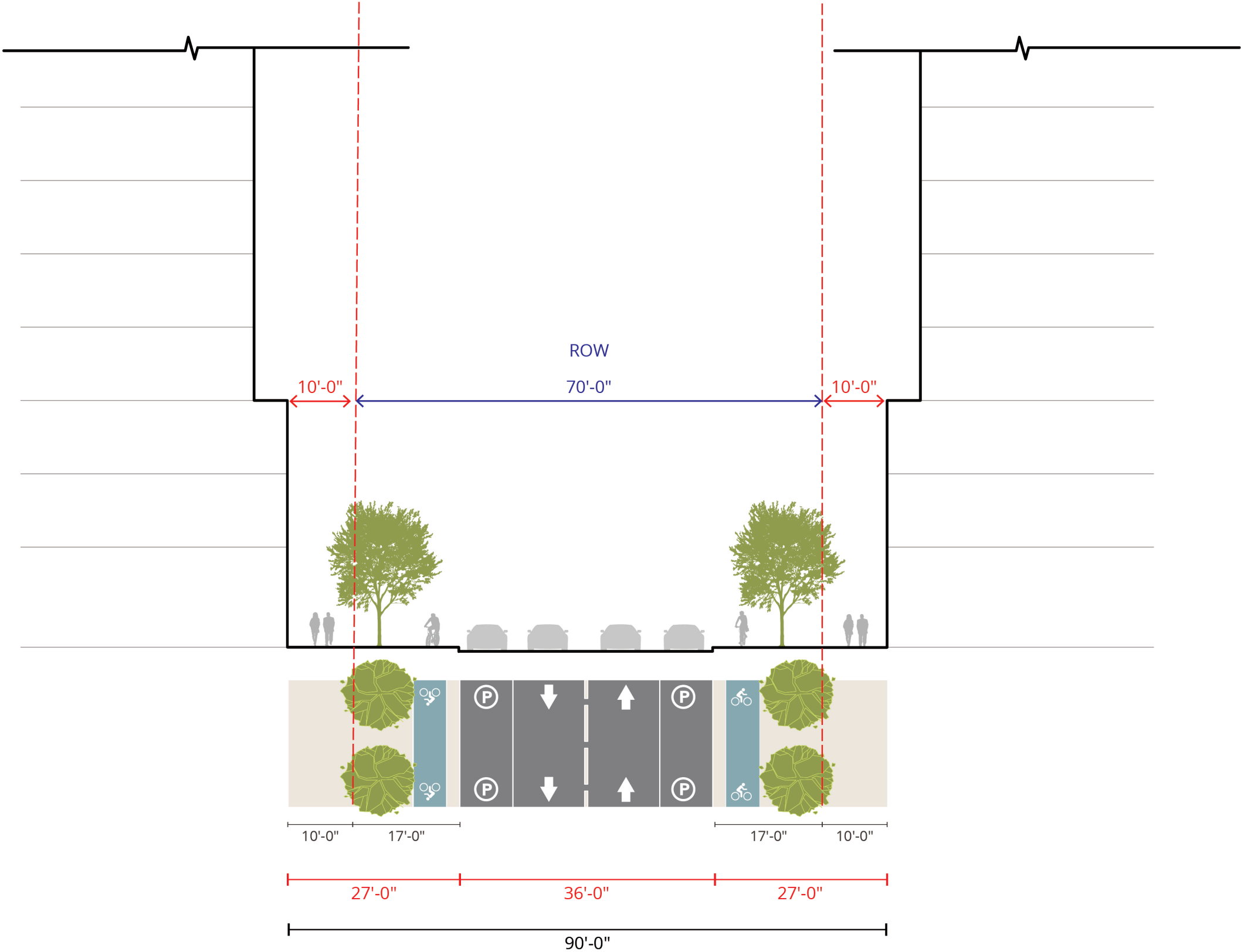
# Boston Complete Streets

Classification of Street Network by Complete Streets Nomenclature



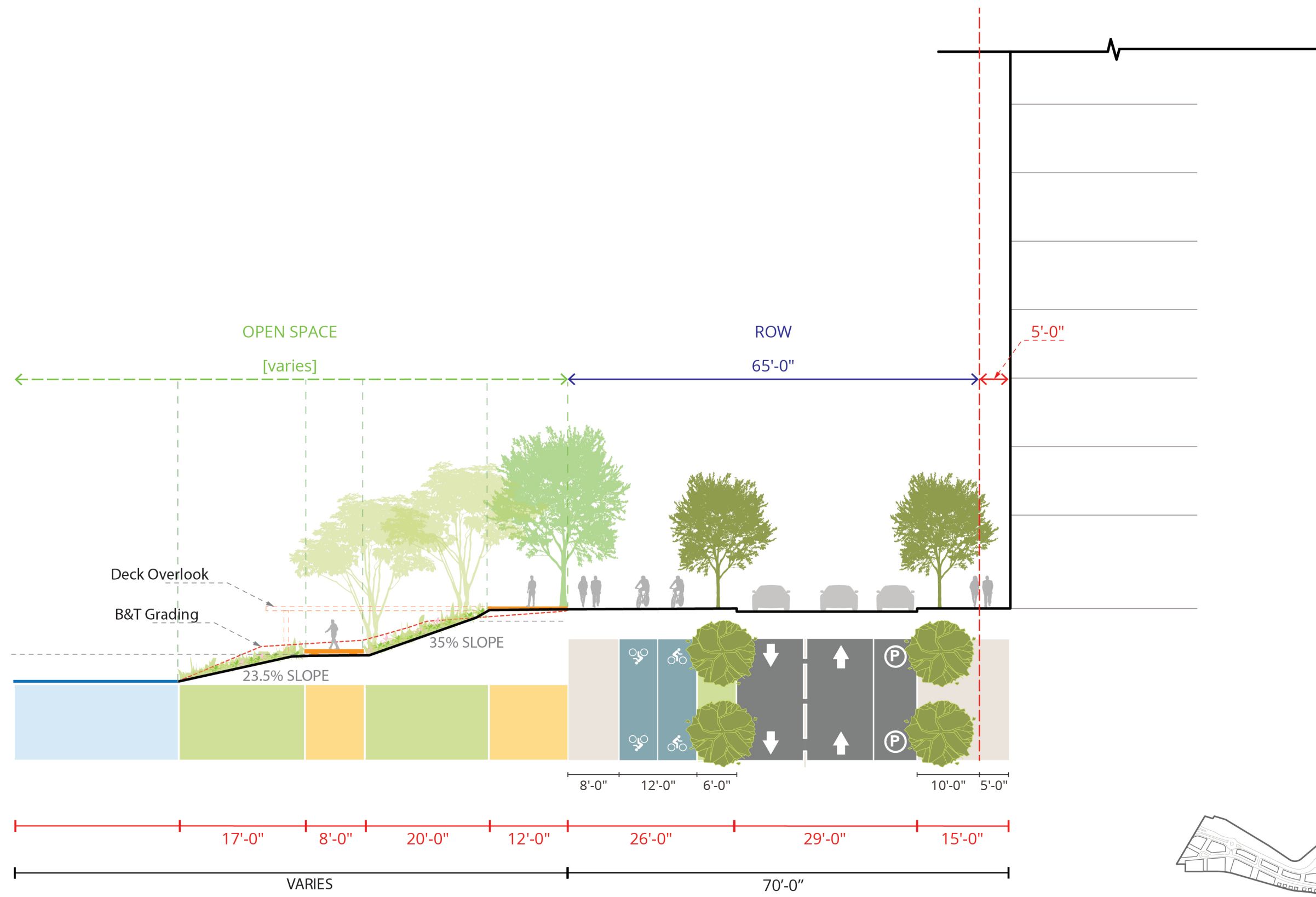


# ROW - Neighborhood Main Street



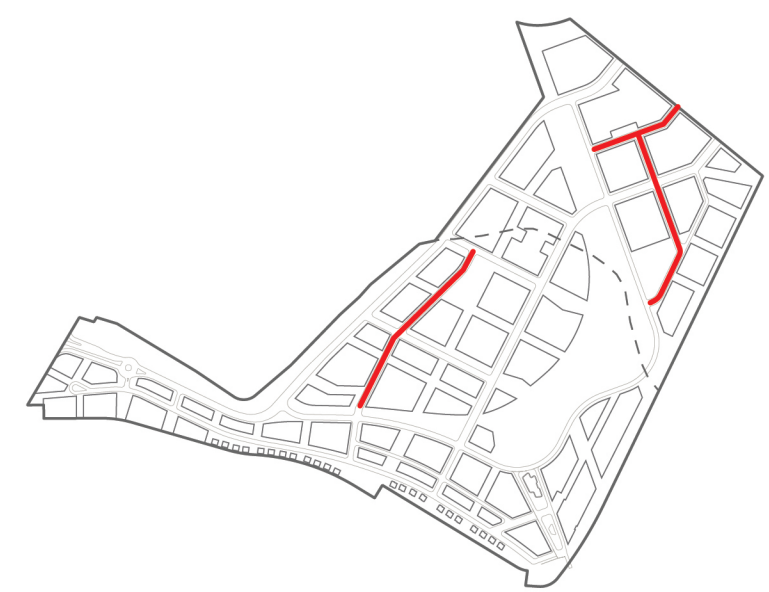
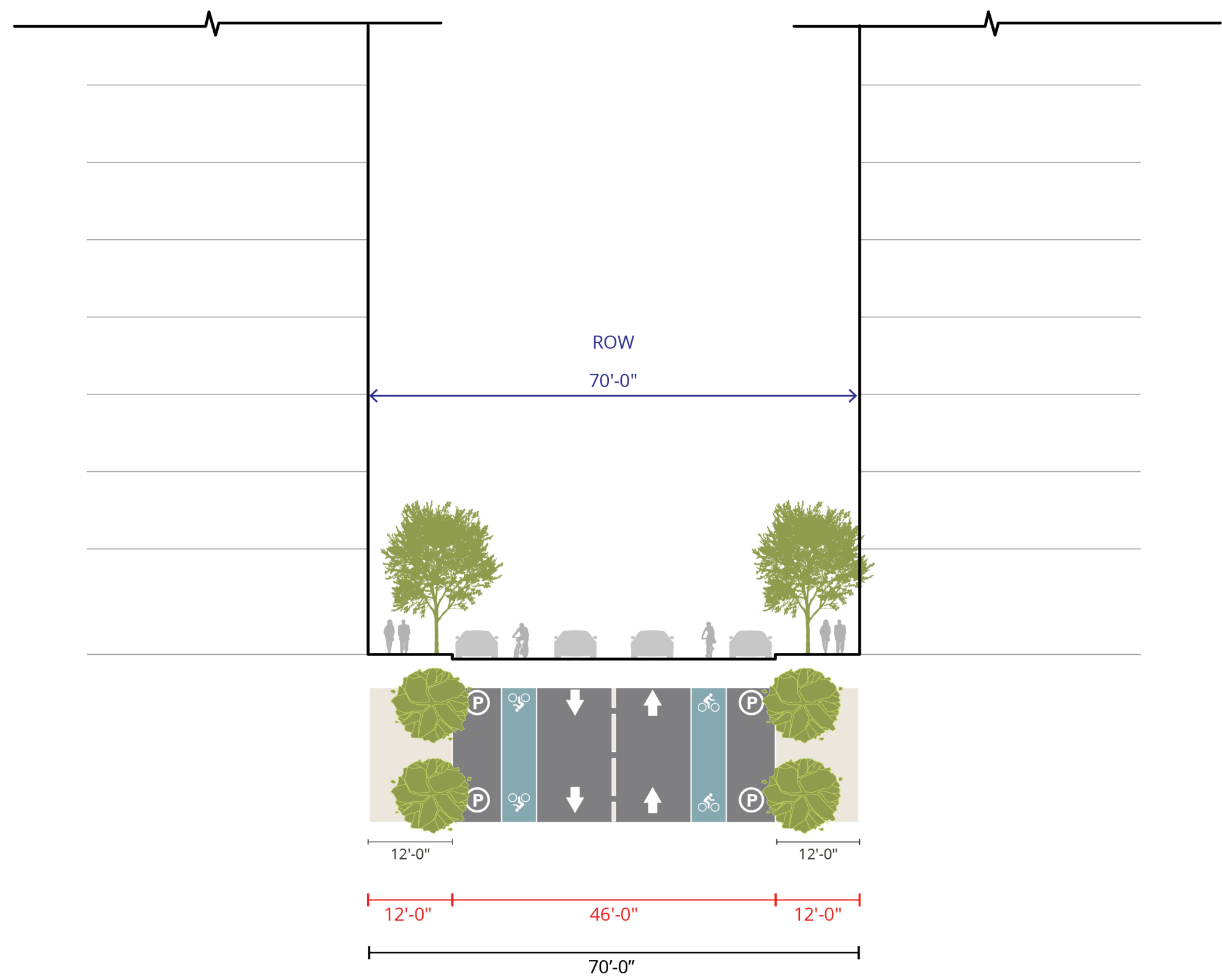


# ROW - Boulevard





# ROW - Neighborhood Residential Street





# 40% Master Plan Building Lot Coverage





# 25% Open Space Requirement





## 75% Active Ground Floor Use

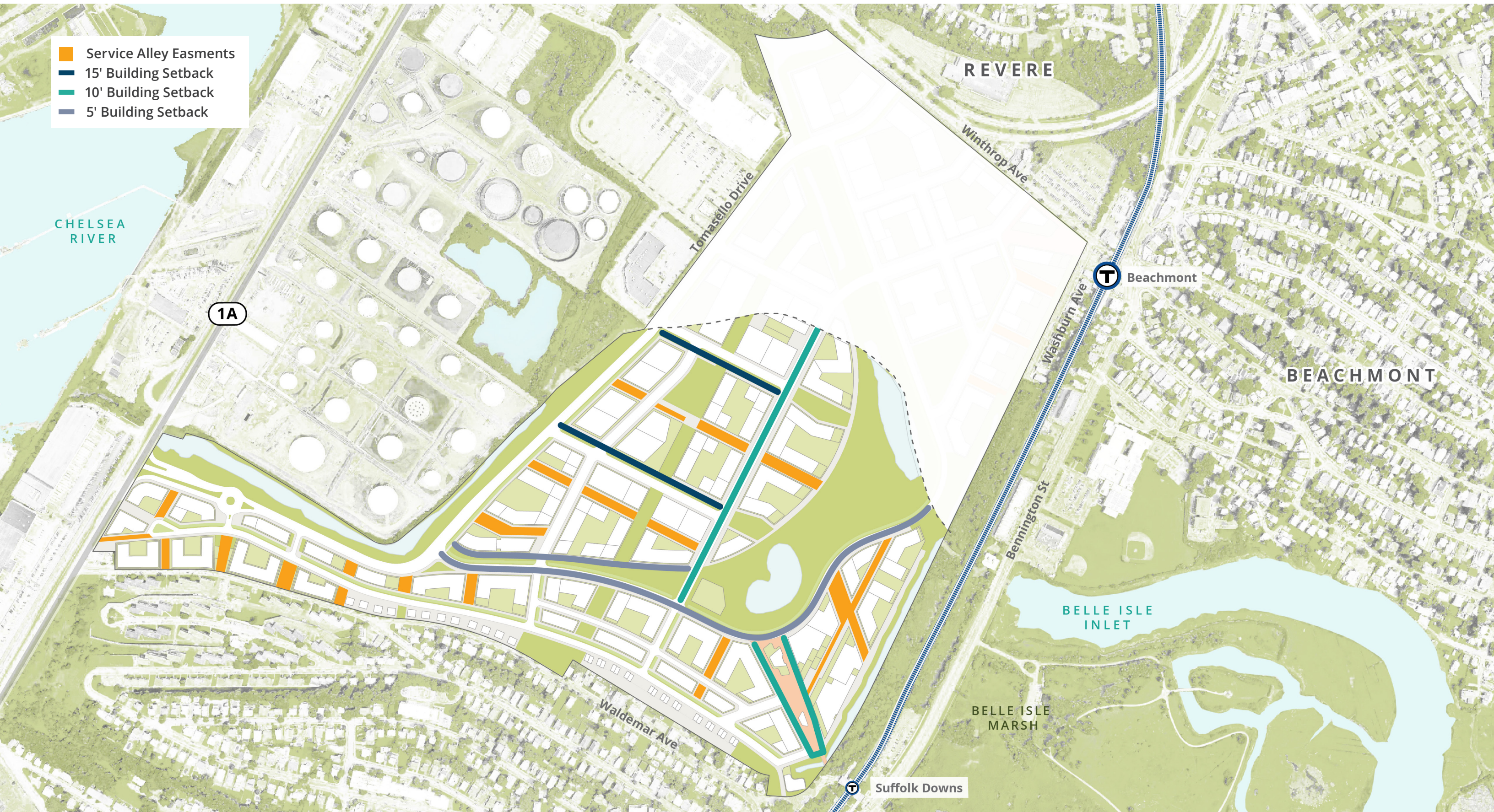
Active Ground Floor Use is defined as open to the public:

Restaurants, Retail, Banking, Services, Entertainment, Wholesale Uses, Community and Cultural Uses, and Accessory Uses



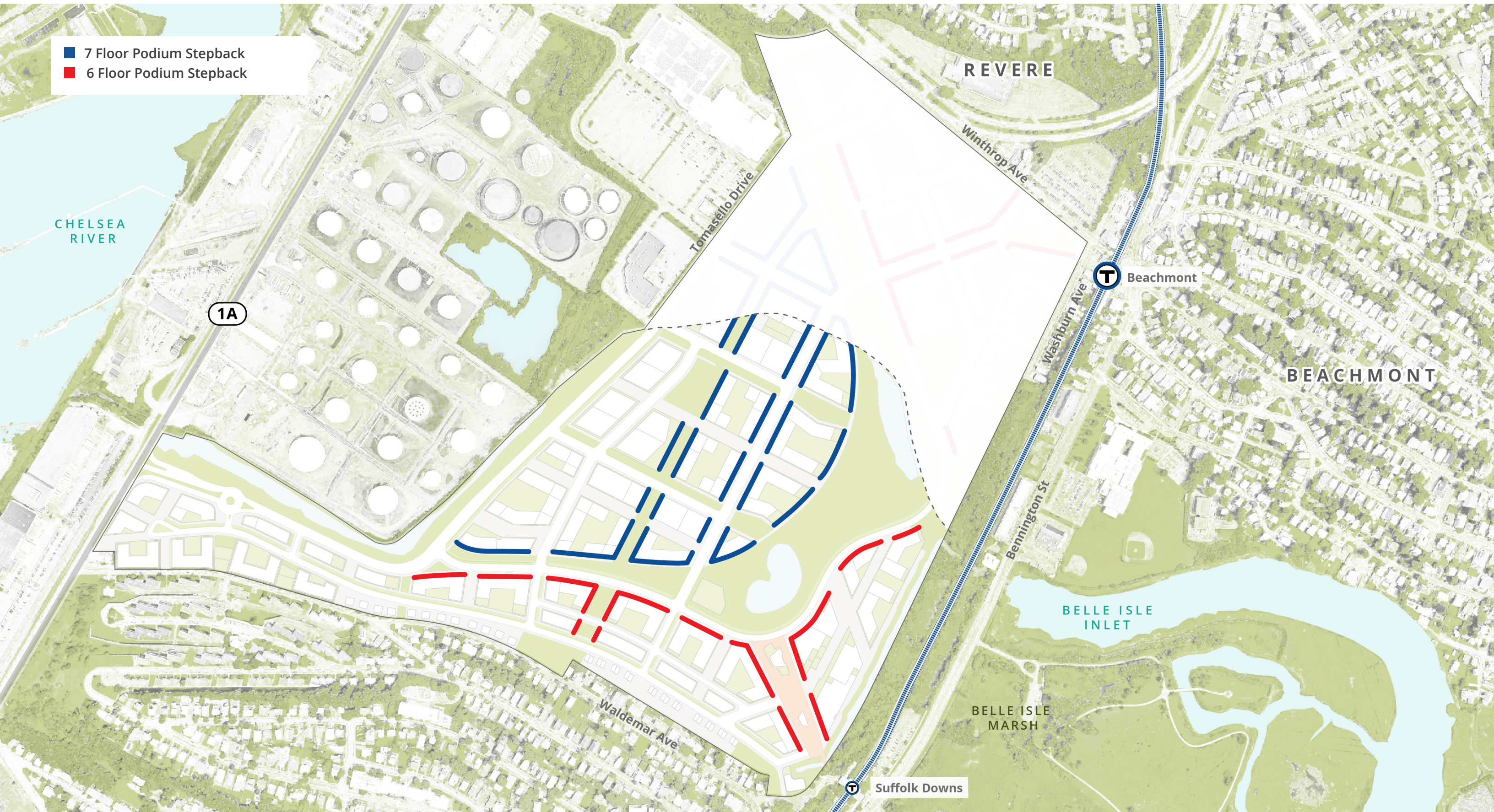


# Building Setbacks





# Podium Stepback Zones





An aerial photograph of a coastal city, likely San Francisco, showing a dense urban landscape with a mix of residential neighborhoods, industrial zones with large storage tanks, and a prominent racetrack. The city is situated along a coastline with a large body of water to the right. The text "Affordable Housing" is overlaid in white on the right side of the image.

# Affordable Housing



# Affordable Housing

## 13% IDP Requirement

On-Site Total: 930 Units

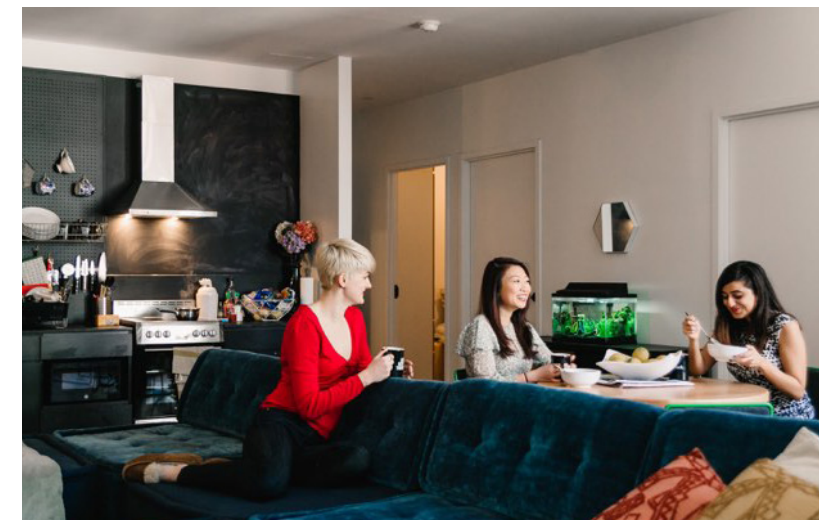
- 13% of the total square footage for larger affordable units
- Affordable average of 70% Area Median Income (AMI)

## Achieve 20% affordability target with additional 7% off-site units

Additional Off-Site Total: 500 units

Total Overall: 1,430 units

- Contribution toward East Boston housing stabilization fund
- Linkage payments of ~\$28M for low income housing units with percentage of funds dedicated within East Boston
- Make additional dollar-for-dollar (1:1) contributions to the housing stabilization fund for any public infrastructure funds received





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 of the image. In the center-left, there is a large industrial area with several large white storage tanks and a racetrack. The city is surrounded by water on three sides, with a small peninsula at the bottom. The text "Transportation & Mobility" is overlaid on the right side of the image.

# Transportation & Mobility



# Bicycle Connections





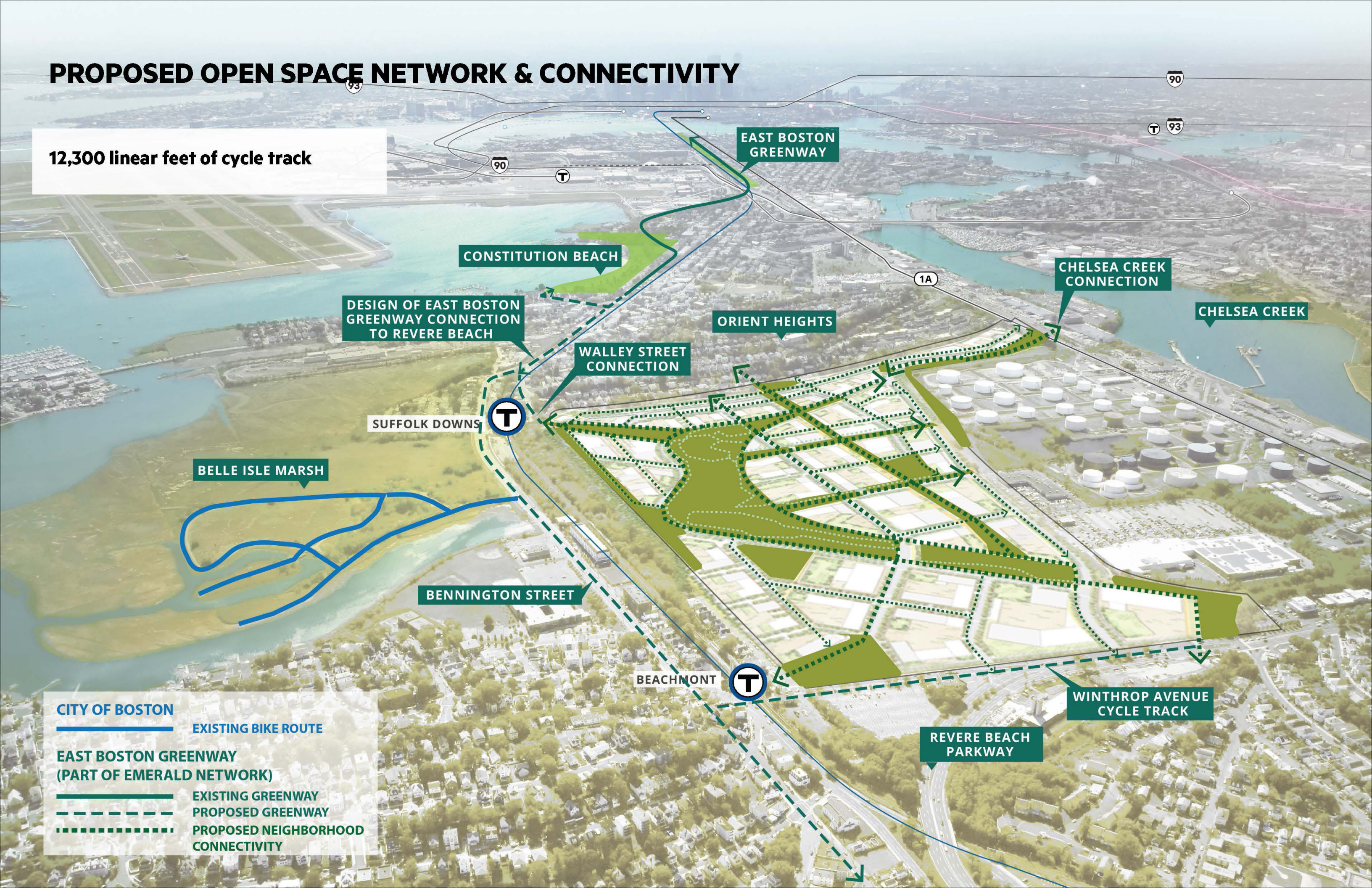
# CURRENT EAST BOSTON GREENWAY & EXISTING BIKE ROUTE





# PROPOSED OPEN SPACE NETWORK & CONNECTIVITY

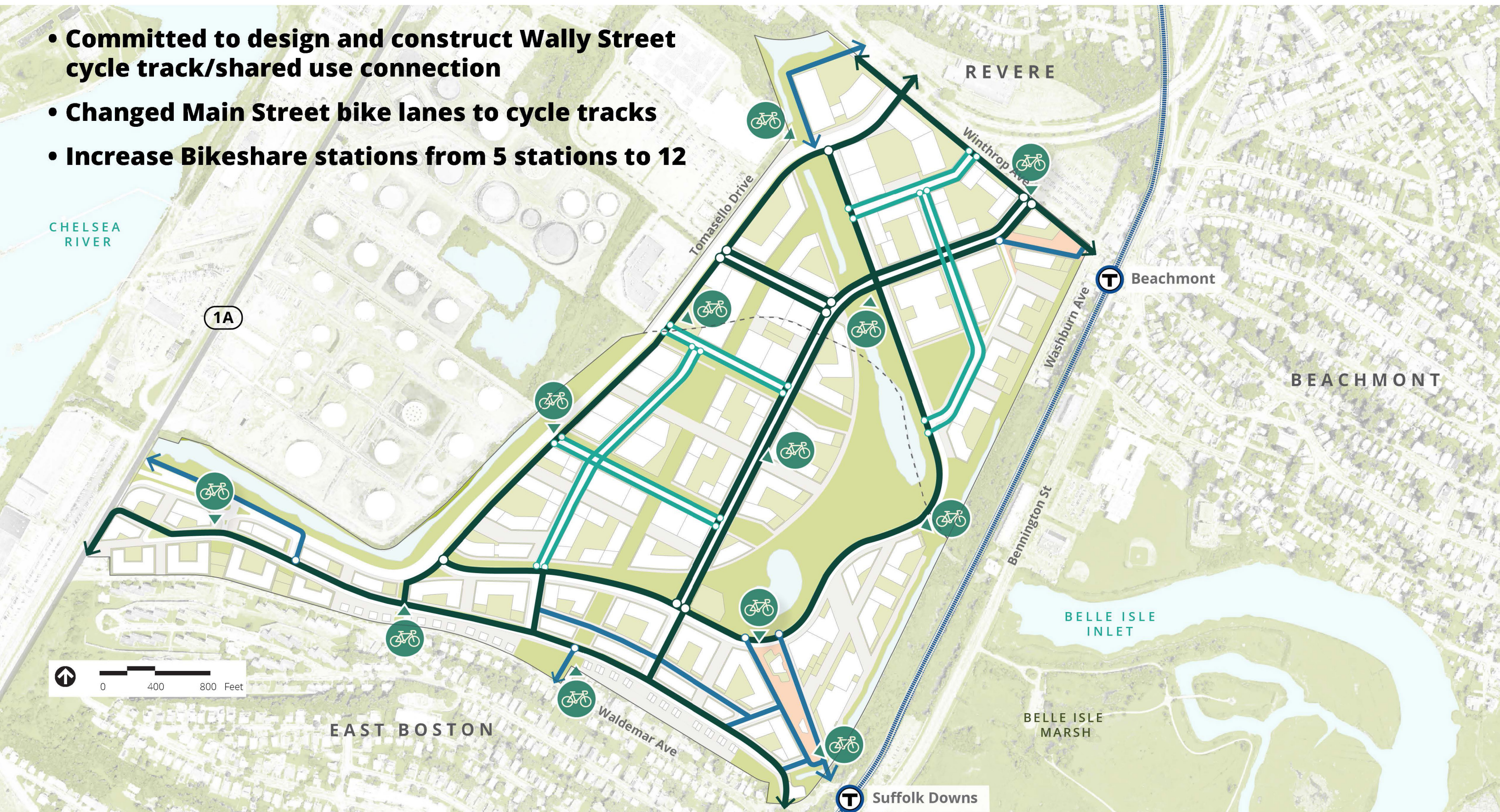
12,300 linear feet of cycle track





## 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





# Street Section - Bicycle

Current





# Street Section - Bicycle

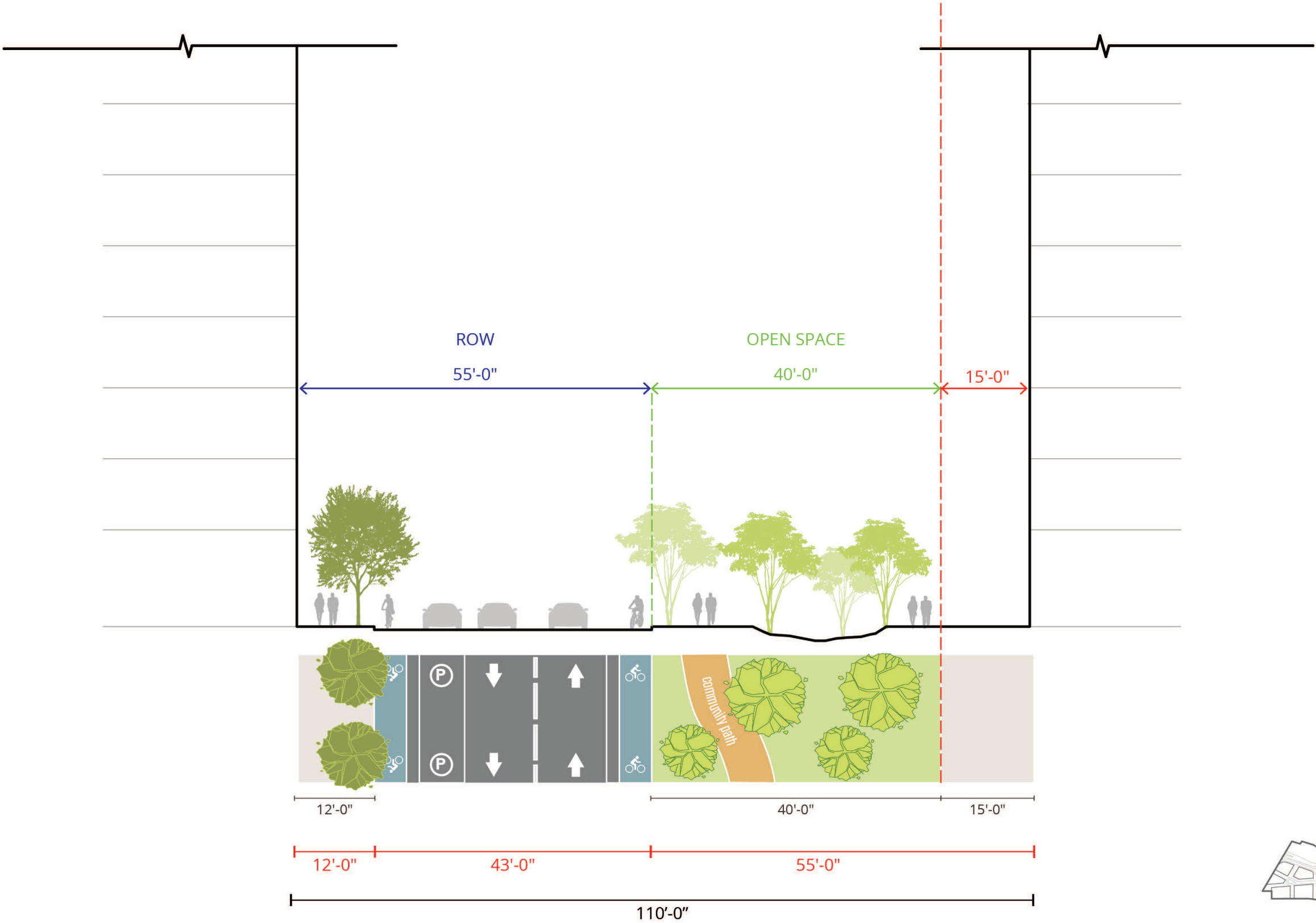
Cycle Track Option





# Street Section - Bicycle

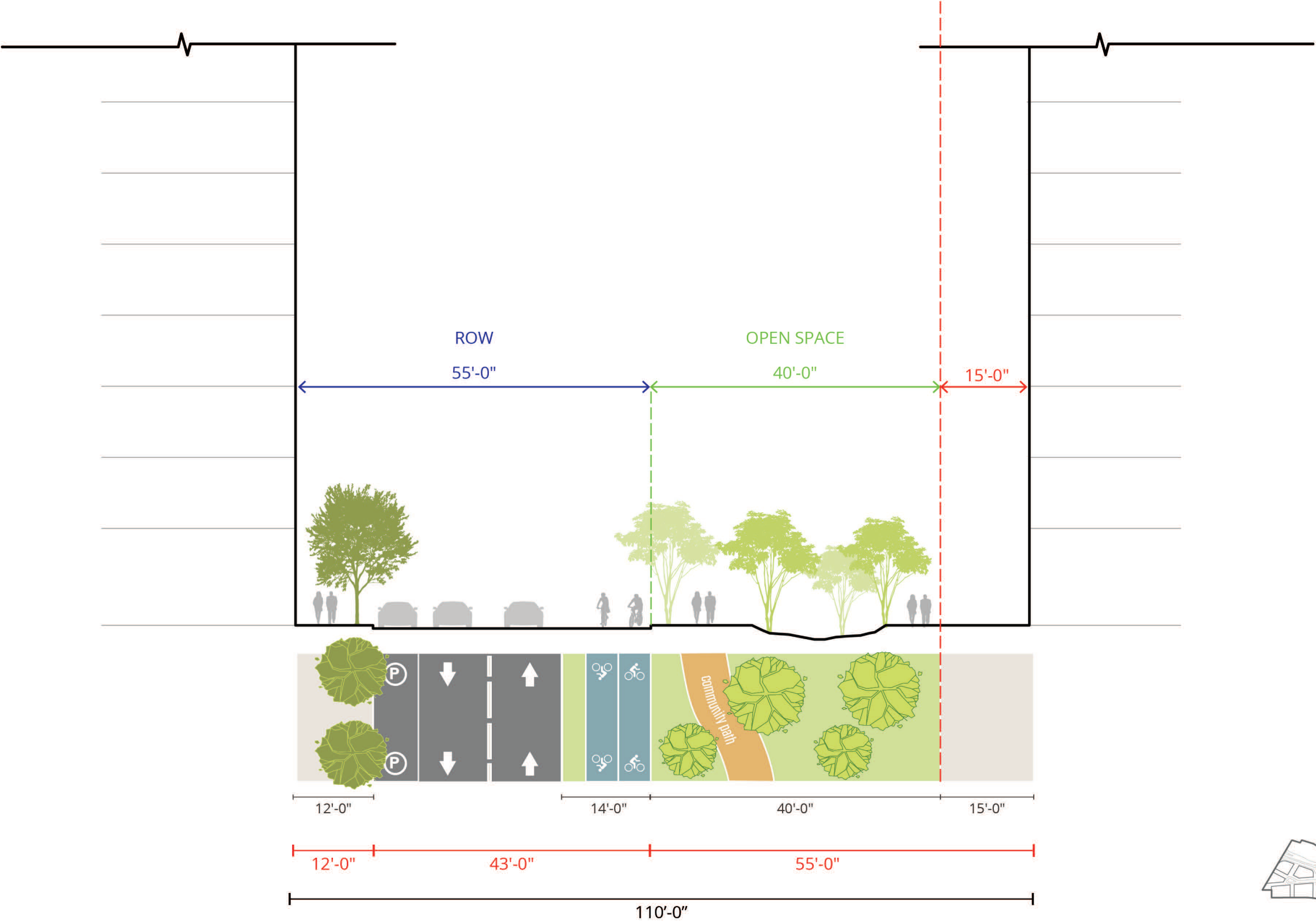
Current





# Street Section - Bicycle

Cycle Track Option





# Submitted Revised Planned Development Area (PDA)

~~February 1~~[September 16](#), 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**~~A-J~~. 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

and largely vacant fenced-in areas. Approximately 25% of the overall PDA Area will be developed and maintained by the Proponent as publicly accessible open space in Boston, together with additional publicly accessible open space in Revere that will be available for use by Boston residents. The open space network will also promote forward-thinking stormwater management and resiliency best practices, as well as improving the protection of nearby wetland resources by making them visually available to the public while protecting them from physical disturbances.

Some of the notable open spaces to be constructed as part of the Master Project include:

(1) Belle Isle Square: a new public plaza adjacent to the Suffolk Downs MBTA Blue Line station, to be known as Belle Isle Square, that will be surrounded by active retail uses, will have seating areas and landscaping, and can be utilized for community events;

(2) Central Common: a centrally located, year-round, approximately 15-acre active and passive recreation area with an approximately 3-acre open field able to accommodate various uses, including summer picnics, soccer, fitness classes, community events, and other group activities;

(3) Active Linear ~~Park~~Corridor: an open space corridor, envisioned to span across the majority of the PDA Area and to link various neighborhoods and the surrounding community via open space that will include mounds, turf, traditional children’s playground areas and jungle gyms; and

(4) ~~Waldemar Avenue Neighborhood~~Orient Heights Park: a new neighborhood park directly along Waldemar Avenue at the boundary with the Orient Heights residential neighborhood.

The phasing for development of the open space network is set forth in the PDA Development Plans. The open space shall be constructed and maintained by the Proponent, and/or the SDOA, as public open space, and all open spaces will be developed in accordance with the open space guidelines attached hereto as Exhibit C-7.

Once completed, open space areas will be maintained by the owners of adjacent buildings or by the SDOA, in perpetuity, and maintenance obligations for open space areas owned by the City of Boston shall be governed by the applicable maintenance agreement entered into respecting each such open space area.

The Proponent has also made the following additional commitments for public ownership or perpetual easements rights for key open space areas as described below totaling approximately 2.5 acres of land to be owned by the City of

(D) Flexible Field within Active Linear Corridor (approximately 0.7 acre). The Flexible Field area within the Active Linear Corridor will be constructed as a rectangular open field that will be suitable for smaller scale recreational purposes. This could include youth soccer, events, yoga and other active recreational uses. Similar to the multipurpose field as described above, this flexible field will be subject to an open space easement agreement with the City of Boston, providing for perpetual public use of the flexible field, and the Proponent will enter into an agreement with BPRD for the SDOA to maintain the open space and the improvements constructed by the Proponent in perpetuity. This agreement will provide that the SDOA will maintain the field and that the SDOA and BPRD will have shared programing rights, with BPRD to oversee programing of the field for 50% of its hours or operation, and with the SDOA retaining control over programming for the remaining 50% of its hours or operation.

The open space within the Master Project will include the following active recreation facilities (or other reasonably equivalent facilities):

› One (1) Multipurpose Field (as referenced above)

› One (1) Flexible Field (as referenced above)

› Four (4) Basketball Courts

› Three (3) Tennis Courts / Pickle Ball Courts

› Five (5) Playgrounds

› Five (5) Bocce Courts

Determinations about specific design and locations of active recreational facilities, including courts, fields, playgrounds and other areas, will be made as individual open spaces are developed, as part of this additional development review process pursuant to Section 15 of each PDA Development Plan.

All of the open space areas located within the Master Project will be operated and maintained by the Proponent or the ~~association of building owners~~SDOA at no cost to the City of Boston. An illustrative site plan depicting the open space network and programming is attached as **Exhibit F**.

- ii. *Streetscape, Transportation & Access*. The Master Project will create a cohesive network of modern urban primary, secondary and tertiary streets, walking paths, bicycle paths and bike stations, green connections, and will encourage public use of the adjacent Suffolk Downs MBTA Blue Line, as well as the Beachmont MBTA Blue Line Station located adjacent to the Revere portion of the Suffolk Downs Site. Tomasello Drive will be upgraded to be pedestrian- and bike-friendly and is anticipated to also serve as a primary access



WWW.SUFFOLKDOWNSDREDEVELOPMENT.COM

THE  
HYM  
INVESTMENT GROUP, LLC

THANK YOU

