



November 8, 2017

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**BY HAND DELIVERY**

Mr. Brian Golden, Director  
Boston Planning and Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston, MA 02201

Re: Letter of Intent to File Project Notification Form  
Suffolk Downs Redevelopment Project

Dear Mr. Golden:

In accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended, and Article 80 of the Boston Zoning Code (the "Code"), in anticipation of the submission of a Project Notification Form to commence the Article 80B Large Project Review process, this Letter of Intent is submitted to the Boston Planning & Development Agency (the "BPDA") by The HYM Investment Group, LLC ("HYM") on behalf of The McClellan Highway Development Company, LLC ("MHDC"), as the redeveloper of the Suffolk Downs Redevelopment Project (the "Project") located at 525 McClellan Highway in East Boston (the "Site").

The Project involves redevelopment of the Site, which is a 161-acre underutilized thoroughbred horse racing facility located within East Boston and Revere, Massachusetts. Approximately 109 acres of the Site is in East Boston, and approximately 52 acres is in Revere. Existing facilities at the Site include a clubhouse, grandstand, thoroughbred racetrack, an administration building, maintenance buildings, horse barns and extensive surface parking areas. The Boston portion of the Site is in the Suffolk Downs Economic Development Area of the East Boston Neighborhood District, which is governed by Article 53 of the Code. The Code identifies the Suffolk Downs Economic Development Area as a Special Study Overlay Area, and establishes the Boston portion of the Site as a potential location for a Planned Development Area ("PDA"). The Project site was also recently identified in the Boston 2030 Plan as a key site for Boston's future growth and targeted for a significant new transit oriented mixed-use development district.

Redevelopment of the Site provides a unique opportunity to create additional housing, spur economic development, and improve connections between several adjoining neighborhoods. HYM proposes that the Project include various improvements and benefits for the area and City of Boston, as follows:

- Development of a new neighborhood with an active, lively and appropriate mix of uses (including residential, retail, office, lab, hotel, parking and other uses), connected and supported by new open space, neighborhood retail and civic spaces;
- Provision of an extensive 40-acre publicly-accessible open space system which will include existing wetland features and both active and passive recreation areas;



- Incorporation of extensive street-front retail anchored by two new retail squares, Beachmont Square and Belle Isle Square, as well as a new connecting “Main Street” retail district;
- Construction of a new district attractive to employers of growing industries which will enhance and expand job creation and economic opportunity;
- Incorporation of various kinds of housing to meet the needs of surrounding neighborhoods, including townhomes, apartments, condominiums, and senior housing;
- Application of transit-oriented-development principles, through integration of the two existing adjacent MBTA Blue Line Stations and alternative travel modes including new bicycle path connections and Hubway Stations;
- Development of improved connections to adjacent neighborhoods of East Boston and Revere through the Site, including along new open space and pedestrian and bicycle pathways; and
- Incorporation of forward-thinking climate change & resiliency strategies intended to address future sea level rise and other impacts of climate change.

Due to the size and complexity of the Project, we anticipate that the Project will require zoning relief through the creation of a PDA Development Plan under Section 80C of the Code. It is anticipated that the Project will include approximately 11 million square feet of development in Boston (which equates to an approximately 2.3 floor area ratio) in a number of buildings to be constructed in phases over a 15-20 year period. In addition, the Site has been identified by the City of Boston as a suitable potential location for Amazon’s second corporate headquarters. As part of its RFP, Amazon is seeking an approximately 500,000 square foot office building with ground floor retail space, and related infrastructure and open space improvements, to be delivered by the end of 2019. It is possible that, separate from the PDA for the larger master plan, expedited Large Project Review and additional zoning relief, including a zoning amendment or variance, may be required (for this single building only) to meet Amazon’s timetable requirements respecting its initial 500,000 SF building.

We anticipate submitting an Expanded Project Notification Form and look forward to working closely with the BPDA, the community and various city agencies during the review of the Project.

Thank you for your consideration of this letter.

Very Truly Yours,

Thomas N. O’Brien  
The McClellan Highway Development Company, LLC  
c/o The HYM Investment Group, LLC  
One Congress Street, 11<sup>th</sup> Floor  
Boston, MA 02114

cc: Douglas J. Manz – The HYM Investment Group, LLC  
Paul Crisalli – The HYM Investment Group, LLC  
Richard Rudman – DLA Piper