



What is this meeting about?

The proponent, The McClellan Highway Development Company (an affiliate of HYM), owns the property located at Suffolk Downs and is proposing to establish a **PDA (Planned Development Area)** to accommodate the proposed development project. The PDA will become the zoning framework that will regulate development at this site.

What is zoning?

The Boston Zoning Code is the set of rules that **dictates the allowed shape, density, and use of development** in a given area. In the Suffolk Downs area, the zoning is currently written in a way that would not allow for the proposed development.

What is a Planned Development Area?

Planned Development Areas (PDA) are **special purpose overlay zoning districts** established by Article 80C the Boston Zoning Code. The goal of a PDA is to promote large-scale, complex developments where the underlying zoning may prohibit a proposed development's size or use.

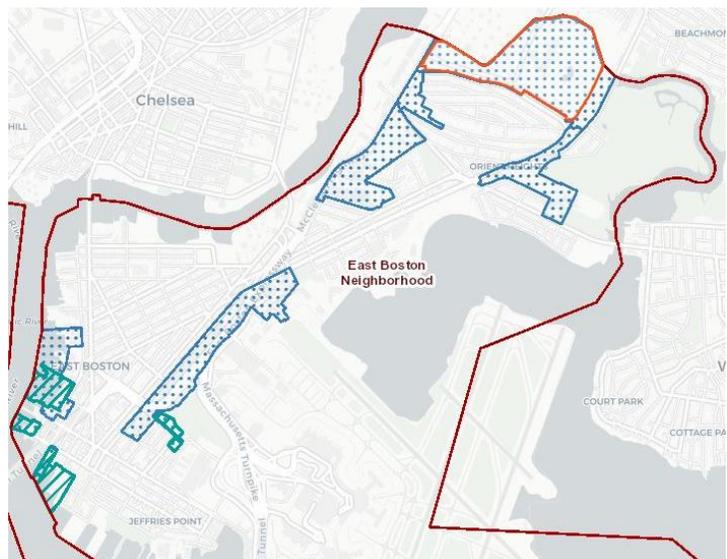
Since the Suffolk Downs proposal would cover more than 5 acres, the developer is required to present a Master Plan for the Planned Development Area. If the PDA Master Plan is approved by the Boston Zoning Commission, then the zoning of the area will be changed.

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

Can a PDA be created anywhere?

No. The Boston Zoning Code designates specific areas as "PDA Eligible," meaning that it is possible for developers to propose a PDA there.

The picture to the right shows zoning in East Boston. The blue-green striped areas show where PDAs have already been created. The blue dotted areas show areas that are PDA eligible. The orange-bordered area in the top right shows the proposed PDA.



How can you get involved?

The BPDA is accepting comments on this PDA through May 6. You can submit your comments by visiting www.bostonplans.org/projects/development-projects/suffolk-downs and filling out the comment form at the bottom of the page.

Reading the PDA

Important Sections to Note

- **Section 5** “Planning Objectives and Character of Redevelopment,” explains in detail the proponent’s **plan for the development**
- **Section 6** “The Master Project,” gives a brief overview of the **process** that the proponent has gone through so far, as well as a breakdown of the **phases** in which the proponent plans to build the project
- **Section 7** “Range of Density and Dimensions, Proposed Uses,” sets the guidelines for the **density, dimensions, and uses** that will be allowed at the project site
- **Sections 8 & 9** “Transportation” and “Parking and Loading,” describe the proponent’s plans for **transportation** to/from/within the project site and detail how the proponent aims to mitigate the development’s impacts on the surrounding transportation network
- **Section 10** “Housing,” describes the plan for **residential** development on the property, including how the proponent plans to provide **senior housing and affordable housing** units
- **Section 11** “Public Benefits,” lays out the **public benefits** that are planned to come from the development
- **Section 12** “Other Approvals,” lists the other **approval processes** that the proponent will have to go through in the process of developing this project
- **Section 14** “Amendment of Master Plan,” explains what circumstances would require the proponent to seek an **amendment** to the master plan

Important Exhibits to Note

- **Exhibit C** shows the **site plan**
- **Exhibit D** shows the **use plan**
- **Exhibit F** shows the **open space plan**
- **Exhibit G** shows the **roadway circulation plan**
- **Exhibit H** shows the proposed **phasing** of the development
- **Exhibit I** shows the proposed new **height limits**
- **Exhibit J** lists in detail the proposed **mitigation and public benefits**