



Suffolk Downs Redevelopment BCDC Overview Package

December 2017

HYM Overview

Boston-based real estate firm with significant local development experience

Strong focus on mixed-use, complex, phased developments

Commitment to community engagement and transparency

Over 9 million square feet of active transit-oriented development

HYM's projects strive to be integrated with and enhance the communities they are a part of



Suffolk Downs Team



OWNER & DEVELOPER



**MASTER-PLANNER
& ARCHITECT**



**LANDSCAPE
ARCHITECT**



RETAIL ARCHITECT



**PERMITTING &
TRAFFIC
CONSULTANT**



CIVIL ENGINEER



**SUSTAINABILITY
CONSULTANT**



**RESILIENCY
CONSULTANT**

Project Summary

Proposed Project Overview

Strategically located within the urban fabric of East Boston and Revere, the approximately 161 acre former Suffolk Downs thoroughbred horse racing facility owned by the Proponent is one of the largest development sites in the Northeast. The Project Site provides the unique opportunity for a new transit-oriented mixed-use neighborhood with the ability to evolve with the ever-changing needs of the community and market conditions.

The proposed conceptual redevelopment plan, or Master Plan Project, involves redevelopment of the approximately 161-acre underutilized Project Site, which is comprised of approximately 109 acres in East Boston and approximately 52 acres in Revere. Existing facilities at the Project Site include the clubhouse, grandstand, thoroughbred horse racing track (the “race track”) with infield, a vacant administration building, maintenance buildings, horse barns (many of which are dilapidated and in danger of falling) and extensive surface parking areas. The Boston portion of the Project Site is in the Suffolk Downs Economic Development Area (“EDA”) of the East Boston Neighborhood District, which is governed by Article 53 of the Boston Code. The Boston Code identifies the Suffolk Downs EDA as a Special Study Overlay Area, and establishes the Boston portion of the Project Site as a potential location for a Planned Development Area (“PDA”). The Project Site was also recently identified as one of the future growth areas for Boston in the Imagine Boston 2030 city-wide plan and has long been thought of as a key area for economic development by the City of Revere. The Revere portion of the Project Site is within Planned Development District 1 (“PDD1”), which is governed by Section 17.22 of Zoning Ordinances of the City of Revere (the “Revere Code”). The Revere Code allows for Planned Unit Developments within PDD1 by special permit as outlined in Section 17.20, and Section 17.22 of the Revere Code separately allows for additional development in the PDD1 district by special permit.

Redevelopment of the Project Site provides a unique opportunity to create additional housing, spur economic development, and improve connections between several adjoining neighborhoods. MHDC proposes that the Master Plan Project include various improvements and benefits for the area and City of Boston and the City of Revere, 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 publicly-accessible open space and neighborhood retail, and civic spaces;
- Provision of an extensive approximately 40-acre publicly-accessible open space system, which will incorporate existing wetland features and both active and passive recreation areas;
- Incorporation of extensive ground-floor retail, including retail set within two retail

squares, Belle Isle Square and Beachmont Square, and a 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 (“TOD”) principles, through integration of the two existing adjacent MBTA Blue Line stations and alternative travel modes, including new bicycle paths, bicycle parking and public bikeshare stations, such as Hubway;
- Development of improved connections to adjacent neighborhoods of East Boston and Revere through the Project Site, including along new open space and pedestrian and bicycle pathways; and
- Incorporation of forward-thinking climate change resiliency strategies intended to address predicted sea level rise and other impacts of climate change.

Project Description

As previously described, the Project Site straddles the cities of Boston and Revere, and has already been designated by both cities for major mixed-use development. The Master Plan Project offers a dynamic mix of uses on the Project Site, including, commercial uses (office, lab, innovation/business incubator space), residential uses, street front retail, as well as an extensive open space system.

The Master Plan Project has been designed to have a strong and interconnected urban design framework that offers the potential to connect to the surrounding neighborhoods and has the ability to incorporate the proposed mix of uses.

Project Guiding Principles & Aspirations

The following are the key goals and objectives of the Master Plan Project:

- Create a vibrant mixed-use, walkable community;
- Provide a variety of housing types, including townhomes, apartments, condominiums, and senior housing to meet the needs of surrounding neighborhoods;
- Provide sufficient publicly-accessible open space that preserves existing natural resources and includes both active and passive spaces;
- Activate the public realm with open space amenities and extensive ground-floor retail aimed at serving the on-site users and complementing existing retail in the surrounding neighborhoods;
- Enhance and expand job creation and economic opportunity by providing employment opportunities near new and existing residential areas;
- Leverage the proximity to public transit to limit traffic impacts and provide easy access to workplaces and entertainment venues in other Boston neighborhoods; and,
- Approach sustainability and resilience district-wide with forward-thinking climate change resiliency strategies, as well as specific measures for individual building development through the incorporation of green building design.

Master Plan Vision

Summary of Key Findings and Benefits

Redevelopment of the Project Site offers a unique opportunity to create a new mixed-use neighborhood anchored by quality public transit and an extensive open space network that integrates the surrounding natural resources. The Master Plan Project has been planned to have a strong urban design framework that connects to the surrounding context and has the flexibility to adapt to different programs.

The key findings and benefits related to urban design include:

A Dynamic Mixed-Use Program: The Master Plan Project offers a dynamic mix of uses that aim to encourage commercial and innovation uses, a variety of housing types, street front neighborhood retail, as well as an extensive publicly-accessible open space network.

Creation of Multiple Neighborhoods: The Master Plan Project provides different styles of living for a diverse population, including families, empty nesters, seniors, and younger workers, including recent graduates. The planned new neighborhoods respond to the existing context of Orient Heights, Winthrop Avenue, Beachmont, the Belle Isle Marsh, and the East Boston Greenway while also reinforcing the framework of the new on-site open space and street networks.

Expansive Publicly-Accessible Open Space Network: The conceptual master plan has been designed to reconnect East Boston and Revere with an approximately 40-acre publicly-accessible open space network that represents approximately 25 percent of the overall Project Site area. The open space network allows for the creation of multi-functional open spaces that provide relaxing and restorative places to walk, run, and recreate while also serving to manage stormwater and to be resilient to future climate change impacts.

Improved Connections and Transportation Access: The mix of uses will be interspersed throughout the Project Site to create a cohesive fabric of new urban streets, walking paths, and bicycle accommodations and connections. Two important retail squares, adjacent to the Suffolk Downs and Beachmont MBTA Blue Line stations, will provide for pedestrian-friendly access to public transit and create multi-modal transportation opportunities, including bicycle stations, which encourage the use of alternative transportation modes to access the Project Site.

Public Realm Activation: Key community amenities will be incorporated throughout the Project Site to activate the public realm, including three distinct neighborhood retail districts, a landscaped amphitheater, and active and passive recreation areas (including dog-friendly open spaces and playgrounds). Additionally, ground-level amenities are planned, with local restaurants and on-site retail able to spill out onto adjacent sidewalks and open space areas, which will support already existing retail and restaurants in the surrounding neighborhoods.

Healthful Living: The Proponent and Project Team recognize that the built and natural environments in which people live, work, and play greatly influence our health and well-being. Therefore, the Master Plan Project is planned with an extensive walking and bicycling network throughout the Project Site.

Master Plan Framework

The Master Plan Project has been planned around the goals of connectivity and accessibility for this currently unconnected site. The conceptual design of the Master Plan Project is arranged around a strong open space and public realm framework that provides an opportunity to reconnect the East Boston and Revere neighborhoods surrounding the Project Site. Approximately 40 acres of open space, which represents approximately 25 percent of the Project Site, is designed to provide a contiguous network of open spaces that offer a diversity of experiences including ecological, environmental, active, passive, recreational and programmed uses. The Project Site and its public space will be porous, connected, and open to the public and the community. The publicly-accessible open space network also sets up a with strong relationship and potential connectivity to surrounding regional assets, such as the East Boston Greenway and Revere Beach.

The Master Plan Project responds sensitively to surrounding context particularly to the Orient Heights neighborhood which shares the south-west boundary with the Project Site. A series of townhomes are planned along the lower edge of Orient Heights to create a scale transition of mid-rise housing. The orientation of the massing for these buildings will allow for continued views to the sky and to the 15-acre central common.

Surrounding the open space armature is a Main Street Retail District that runs through the middle of the Project Site linking the Beachmont and Suffolk Downs MBTA Blue Line Stations. Along the Main Street corridor are a series of nodes that create opportunities for creation of public squares and plazas. These include Beachmont Square at the Beachmont MBTA Blue Line Station and Bell Isle Square at the Suffolk Downs MBTA Blue Line Station, both anchoring the Main Street with attractive transit connections. This formation of the Main Street Retail District and the open space system forms the important master plan framework around which three distinct neighborhoods will be created, and which offer distinct urban experiences based on proximity to the public realm and surrounding context and live and work building typologies. These neighborhoods respond to the existing context of Orient Heights, Winthrop Avenue and Beachmont while also responding to the new framework of the on-site open space and street networks. A series of pedestrian, bicycle and vehicular connections will link these on-site neighborhoods to the open space and retail districts as well as McClellan Highway (Route 1A) and Winthrop Avenue.

Within this structure, a series of urban block clusters are set up to create a community environment where pedestrian walkways and open spaces create opportunities for interaction and play. This organization also provides for flexibility respecting development of individual blocks as they evolve through time, while still upholding overall urban design and master plan principals.

The height and massing strategy for the Master Plan Project has been developed keeping in mind the scale of adjacent neighborhoods and transitions, to allow for access to sunlight to public spaces, creating appropriately scaled development and maximizing views for all buildings while creating privacy. The height strategy also responds to the FAA height limits given the proximity of Logan Airport.

Proposed Master Plan Program

Given the scale of the Project Site, the Master Plan Project is a long-term development that will be implemented in phases over a period of 15-20 years. The Master Plan Project is, therefore, being conceived with an overall development program that provides a degree of flexibility to balance different residential and commercial uses as development proceeds. For planning purposes, the Master Plan Project is being presented with two programs, both having the same total floor area, but with different mixes of uses. These two programs are intended to be illustrative of end points on a spectrum, and the actual mix of uses when the Master Plan Project is completed will likely fall somewhere between the two. These two program options are being used for planning purposes to allow for an analysis of the different impacts of commercial and residential space and the development of conservative mitigation plans that will allow for future flexibility based on analysis of the most impactful scenario with respect to each potential impact.

Master Plan Project Program Options

Use/Element	Program A	Program B
Commercial Office	Up to 8.0 MGSF	Up to 5.25 MGSF
Residential	Up to 7.45 MGSF (+7,500 units)	Up to 10.4 MGSF (+10,000 units)
Retail	550,000 GSF	Up to 450,000
Hotel	500,000 GSF (+830 Rooms)	Up to 400,000 (+670 rooms)
Total¹	16,500,000	16,500,000

GSF Gross Square Feet, as defined in the applicable zoning codes.

¹ Represents a not-to-exceed/maximum build-out; to be developed in multiple buildings each of which can be developed together or independently of the others and in differing sequences. Depending on market conditions or other factors, uses may be allocated to different buildings, or reallocated as applicable, while remaining consistent with the overall proposed mix of uses, site-wide improvements and mitigation commitments to be established through the MEPA, Boston Article 80, and Revere zoning review processes. The flexibility of sequencing is critical to the Master Plan Project's ability to respond to market conditions.

Program A is essentially a "pro-commercial" program that includes up to 8.0 MSF of commercial office space and up to 7.45 MSF of residential space (7,500 units). Program B is a "pro-residential" program with less commercial office space (up to 5.25 MSF) and more residential space (up to 10.4 MSF, or approximately 10,000 units). The two programs also include retail and hotel space totaling up to 1.05 MSF in Program A and 0.85 MSF in Program B. The amount of commercial office space in Program A was sized to meet the full Amazon requirement as outlined in the Amazon HQ2 RFP.

Site Context



Proximity To Off-Site Assets



Thriving Neighborhoods



Thriving Neighborhoods



VIEW OF DOWNTOWN BOSTON FROM EAST BOSTON



EAST BOSTON GREENWAY



VIEW OF BOSTON FROM ORIENT HEIGHTS



REVERE BEACH BOARDWALK



REVERE BEACH BOARDWALK



BELLE ISLE MARSH



REVERE BEACH

Access To Transit

SUFFOLK DOWNS



BEACHMONT



A Landlocked And Disconnected Site

 Restricted Area

Land In Boston: 109 acres
Land In Revere: 52 acres



Drumlins



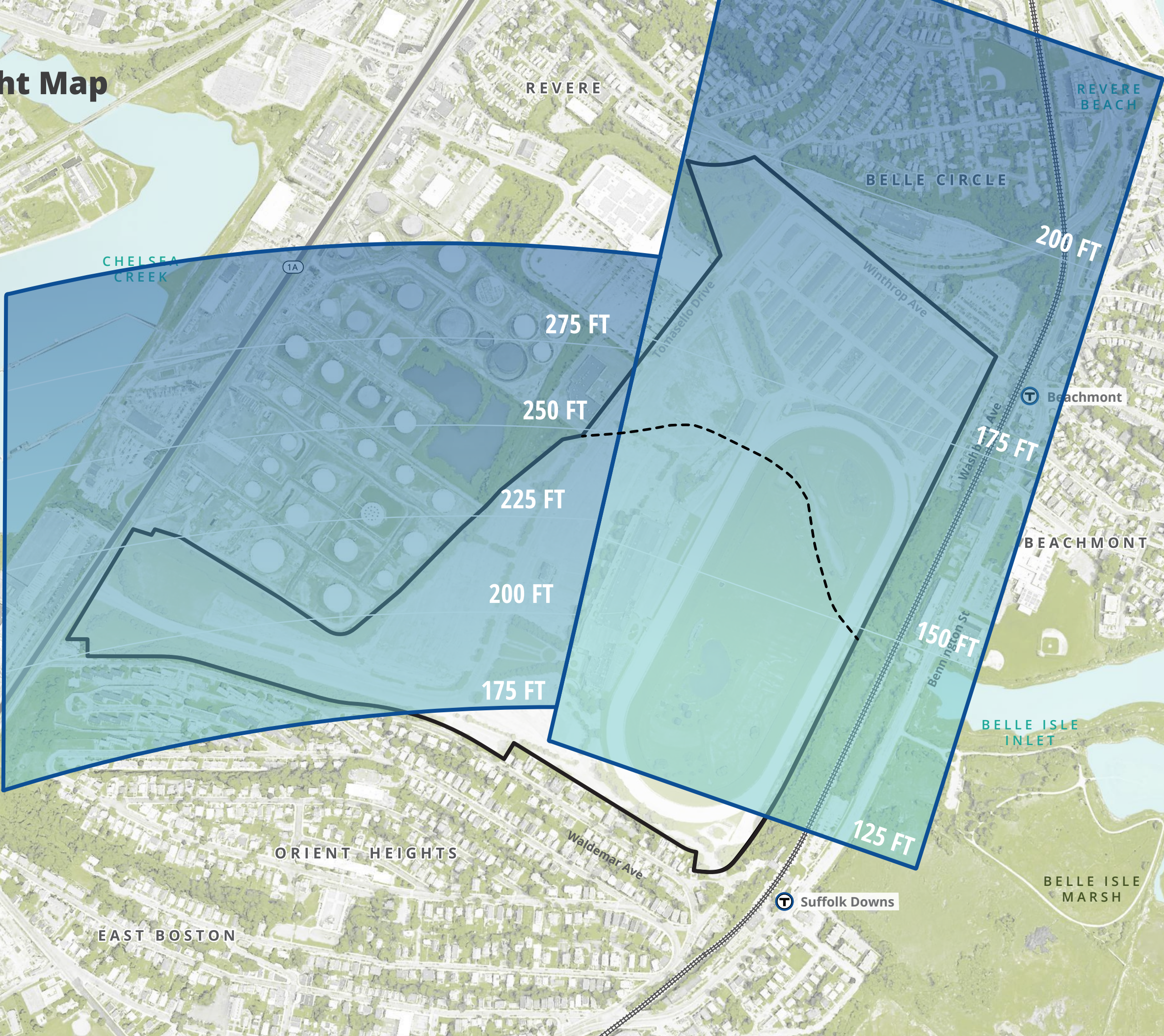
**POWDER HORN
HILL**

**ORIENT HEIGHTS
DRUMLIN**

**BEACHMONT
DRUMLIN**

**WINTHROP
HIGHLANDS**

FAA Height Map



Integrate On-Site Natural Assets



Unique On-Site Wetland Features





Master Plan Vision

Design Principles

Mixed Use Walkable Neighborhood



Open Space and Parks



Neighborhood Retail



Economic Development



Transit Oriented Development



Resiliency and Sustainability



Integrate On-Site Natural Assets



CHELSEA CREEK

REVERE BEACH

WINTHROP AVE.

T

WASHBURN AVE.

BEACHMONT

BENNINGTON ST.

WALDEMAR AVE.

ORIENT HEIGHTS

T

BELLE ISLE MARSH RESERVATION

Connected Open Space Network



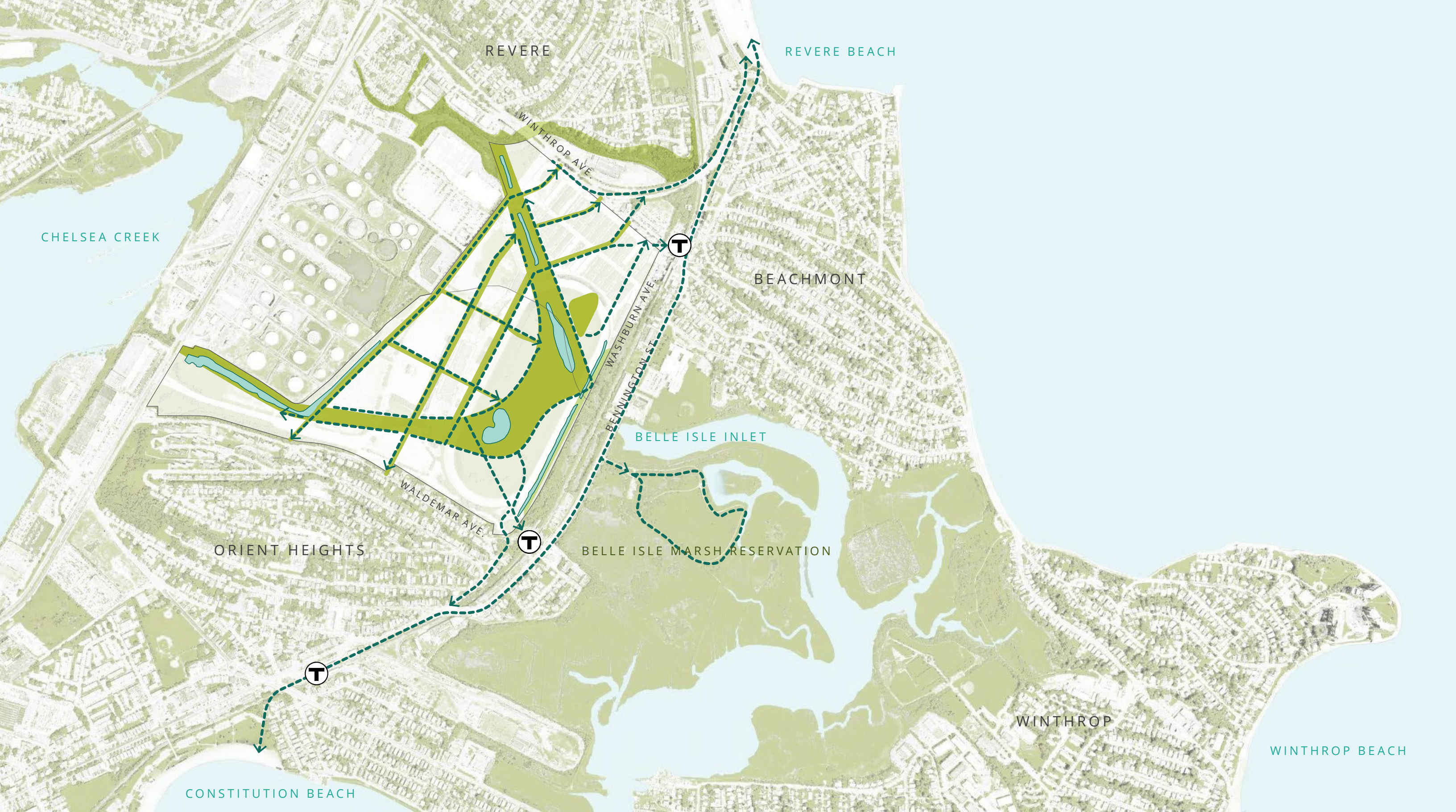
Connect The MBTA Stations To The Main Open Space Network



Add Community Path Cross Connections



Enhance Multi-Modal Connections Within And Around The Site



Creation Of Two New Retail Squares At MBTA Stations



Connect The Two Retail Nodes Through A New Main Street Neighborhood Retail District



Activate The Public Realm With Civic And Innovation Nodes

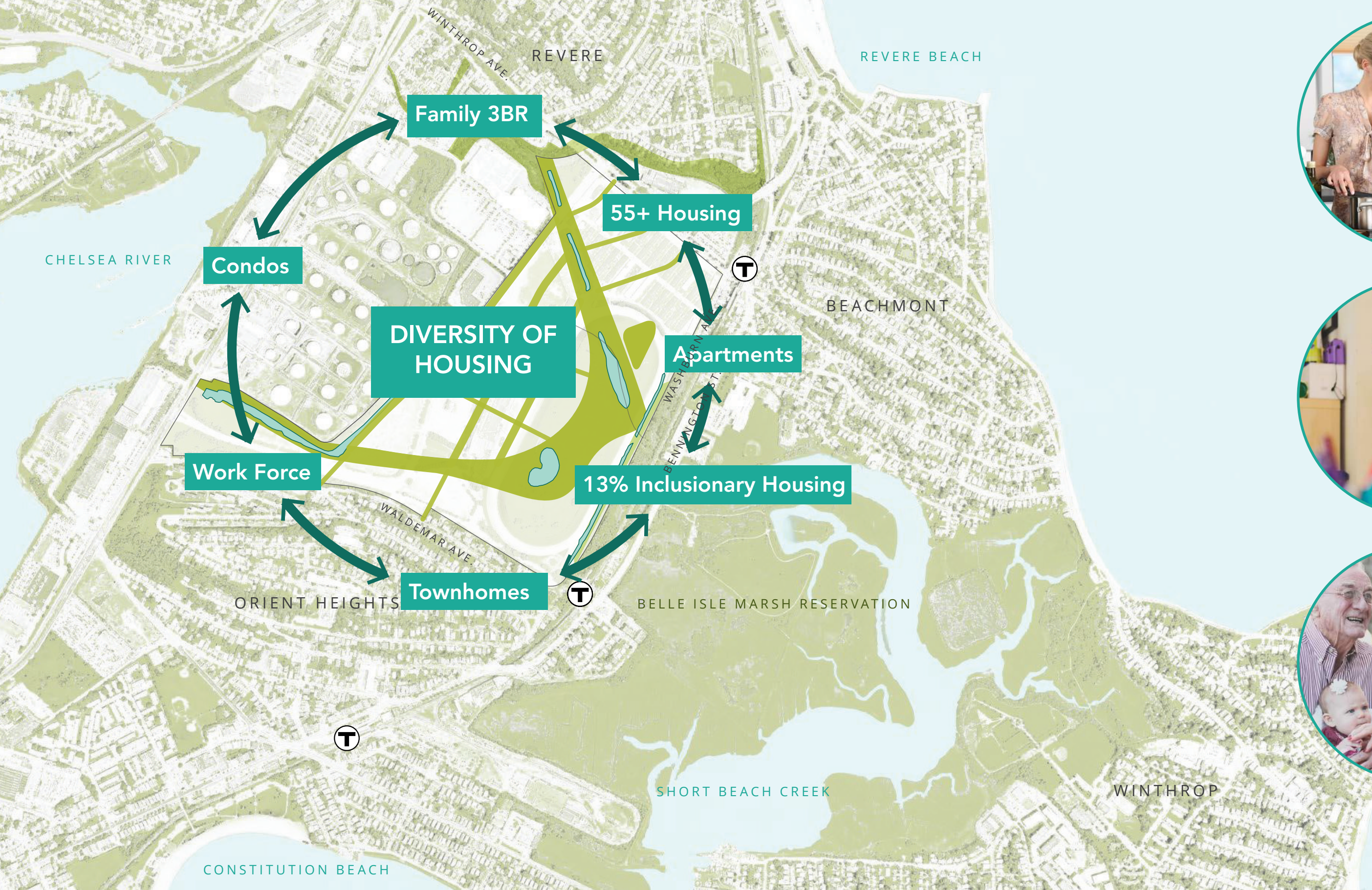


Integrate Commercial Clusters At MBTA Stations And Along New Main Street



WINTHROP BEACH

Provide Diversity Of Housing Types

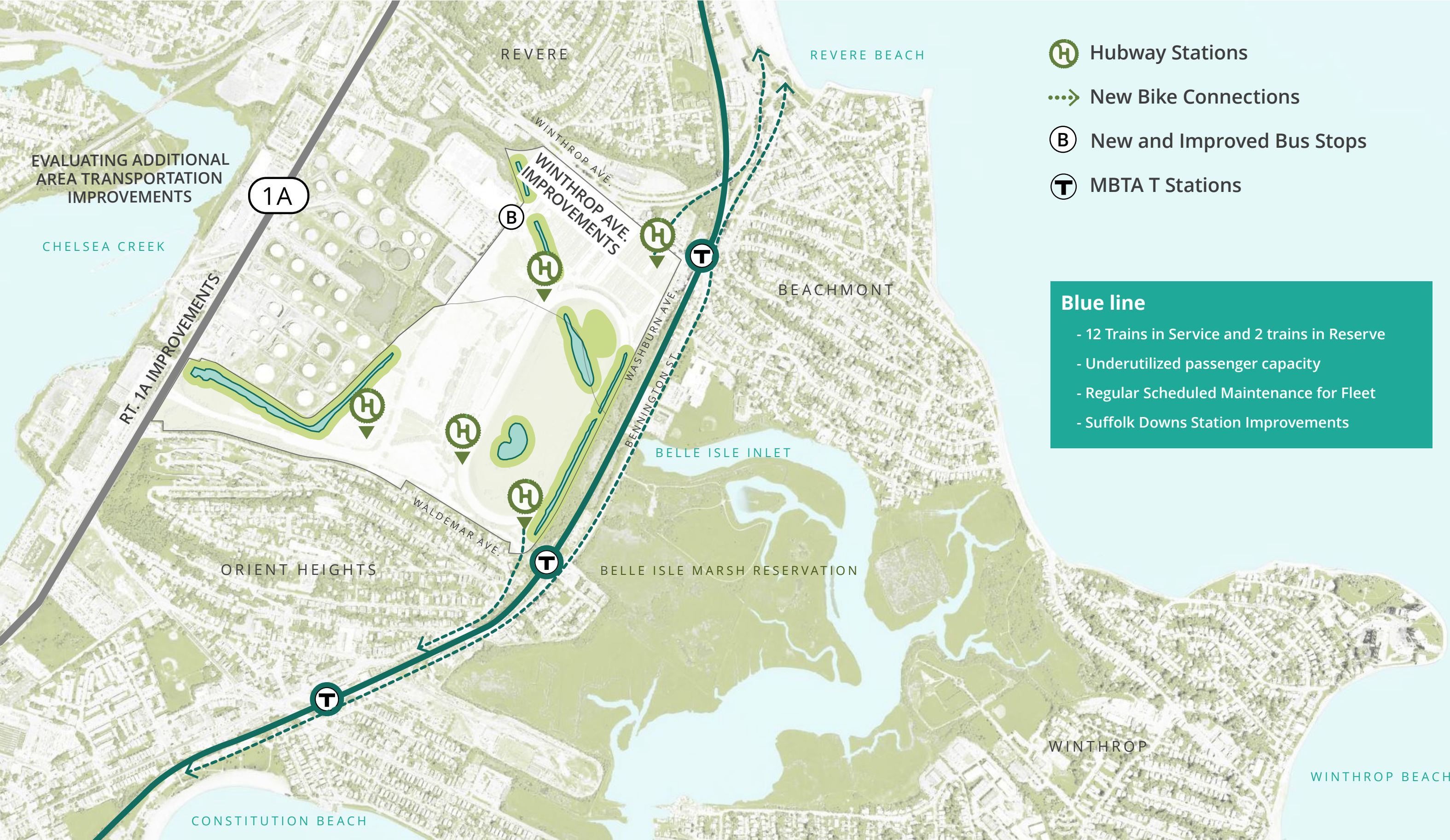


WINTHROP BEACH

Create Multiple Neighborhoods With Different Character



Enhance Transportation And Connectivity



- Hubway Stations
- New Bike Connections
- New and Improved Bus Stops
- MBTA T Stations

Blue line

- 12 Trains in Service and 2 trains in Reserve
- Underutilized passenger capacity
- Regular Scheduled Maintenance for Fleet
- Suffolk Downs Station Improvements

Proposed Master Plan



Open Space Network

- Open Space
- Urban Square



Street Network

- Open Space
- Urban Square
- Street Network



Urban Block Clusters

- Open Space
- Urban Square
- Street Network
- Urban Blocks



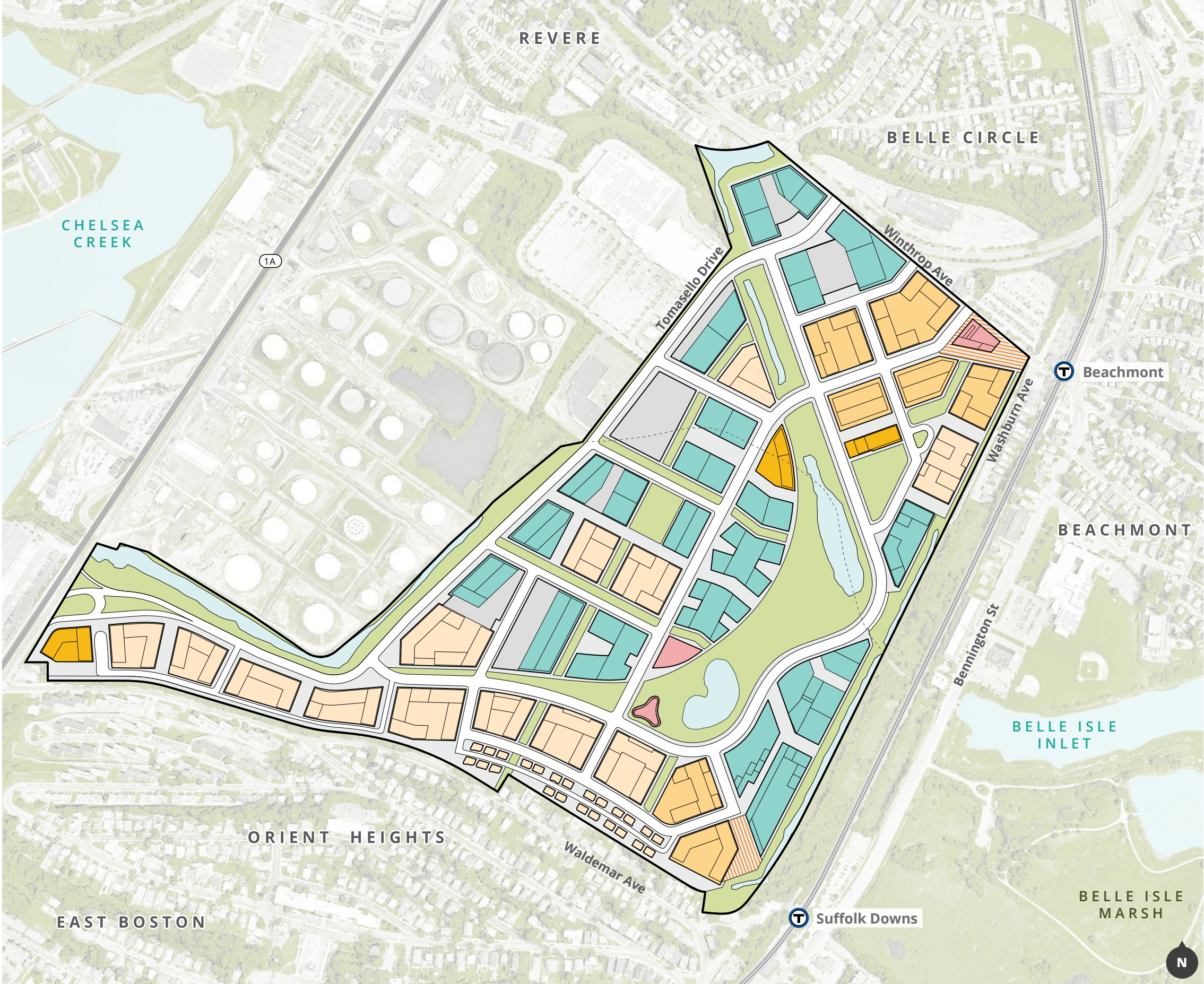
Conceptual Retail And Ground Floor Uses

-  Retail
-  Urban Square
-  Civic / Cultural Node
-  Plaza



Land Use Plan Program A

- Commercial
- Residential
- Retail
- Hotel
- Mixed-use
- Urban Square



Land Use Plan Program B

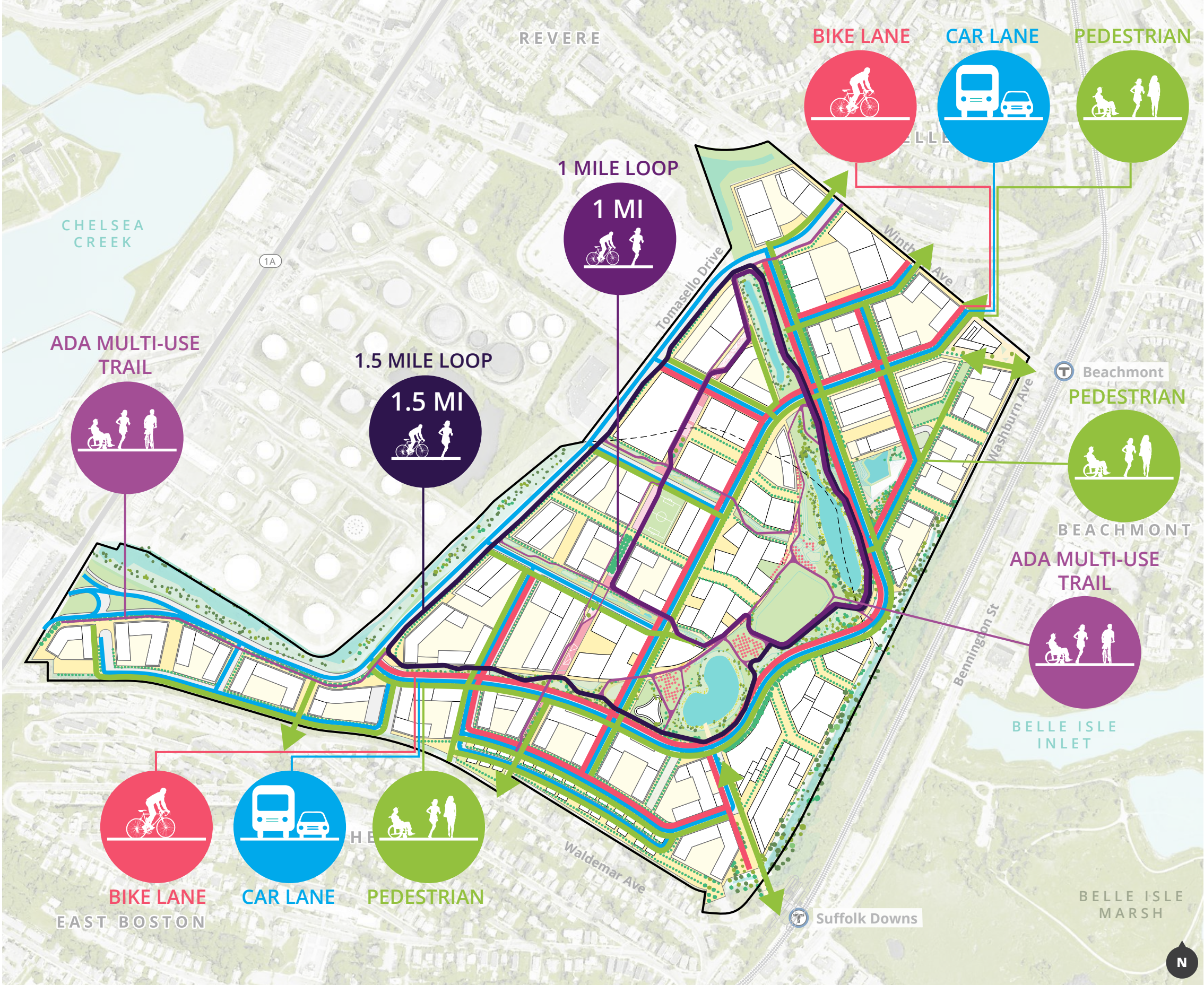
- Commercial
- Residential
- Retail
- Hotel
- Mixed-use
- Urban Square



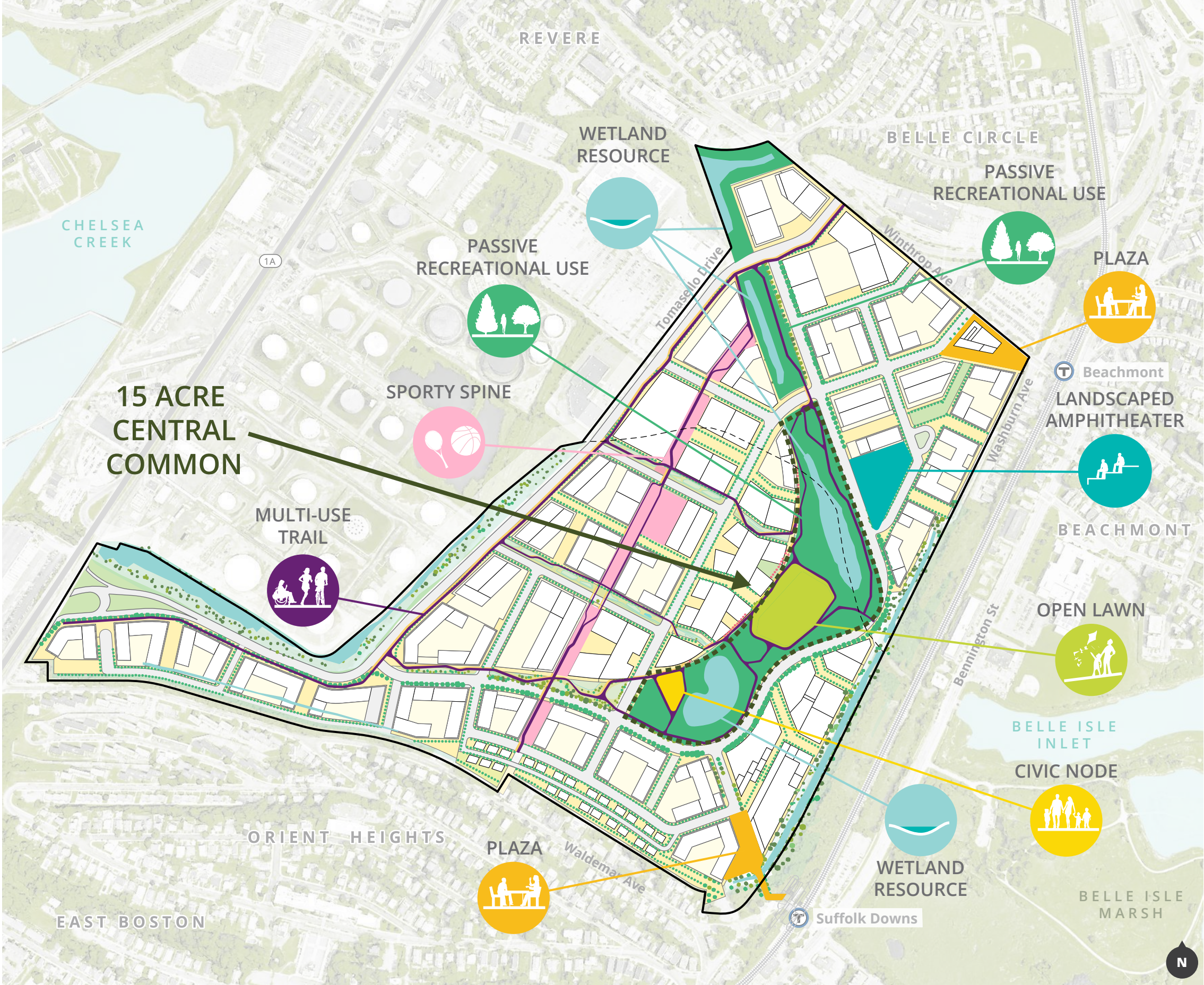
Landscape Plan



Circulation Plan



Open Space Program



Belle Isle Square



Beachmont Square



Aerial Rendering



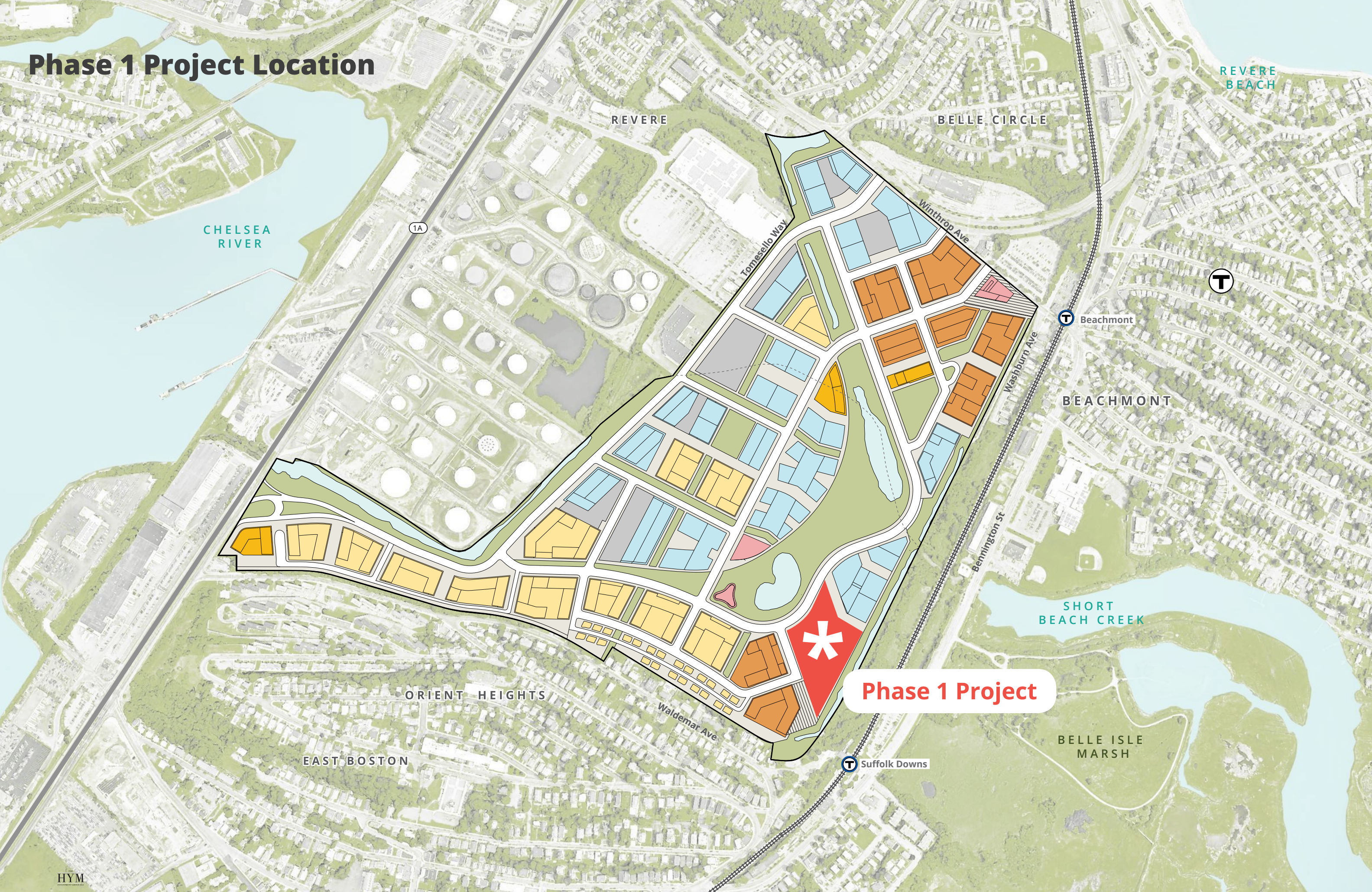
Aerial Rendering





Phase 1 Project

Phase 1 Project Location



CHELSEA RIVER

REVERE BEACH

REVERE

BELLE CIRCLE

1A

Tomesello Way

Winthrop Ave

Washburn Ave

Beachmont

BEACHMONT

Bennington St

SHORT BEACH CREEK

ORIENT HEIGHTS

EAST BOSTON

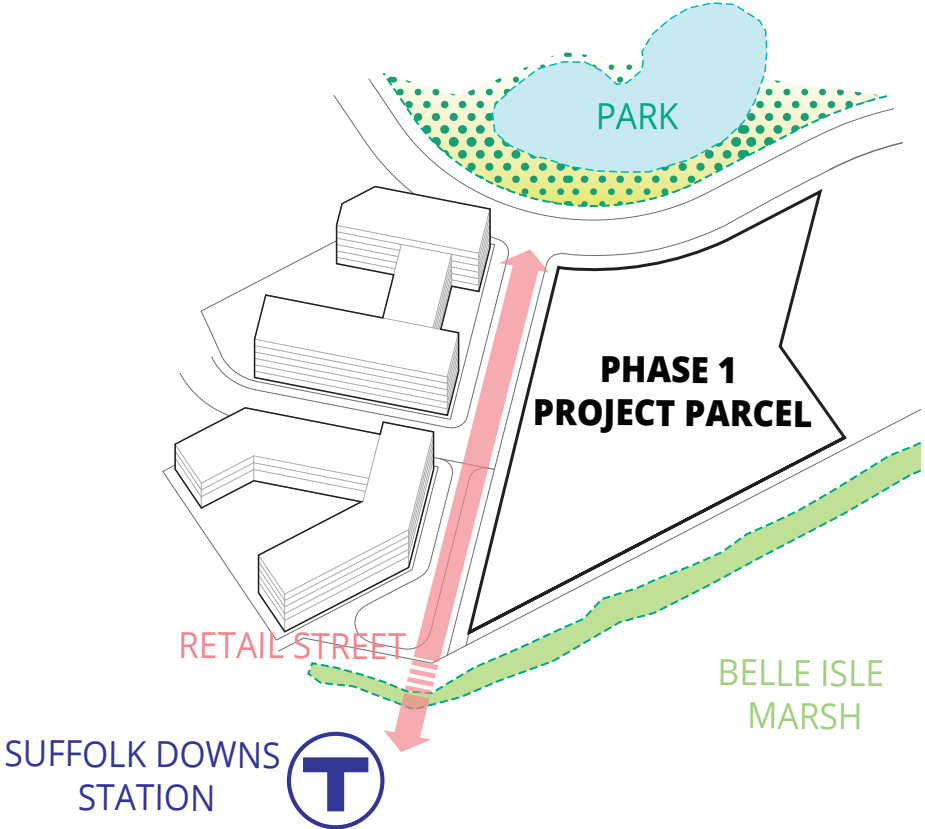
Waldemar Ave

Phase 1 Project

Suffolk Downs

BELLE ISLE MARSH

Site Assets



100 FT

Site FAA Constraints

150 FT

5 FT

+140.27' NAVD
+146.73' BCB
+124.73' BCB (from base elevation+22')

+136.31' NAVD
+142.77' BCB
+120.77' BCB (from base elevation+22')

+129' NAVD
+135.46' BCB
+113.46' BCB (from base elevation+22')

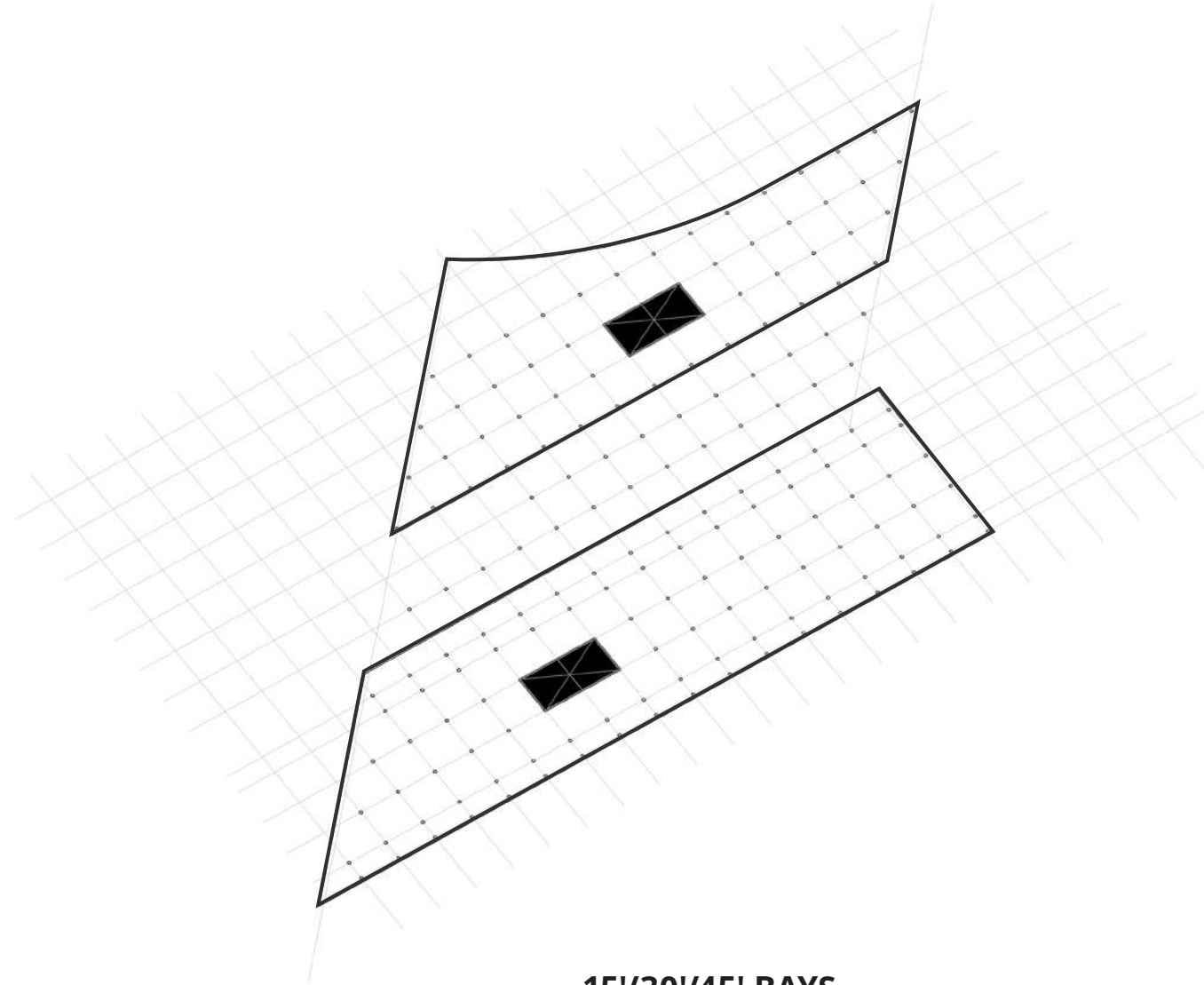
BUILDING 2

BUILDING 1

+123.62' NAVD
+130.08' BCB
+108.08' BCB (from base elevation+22')

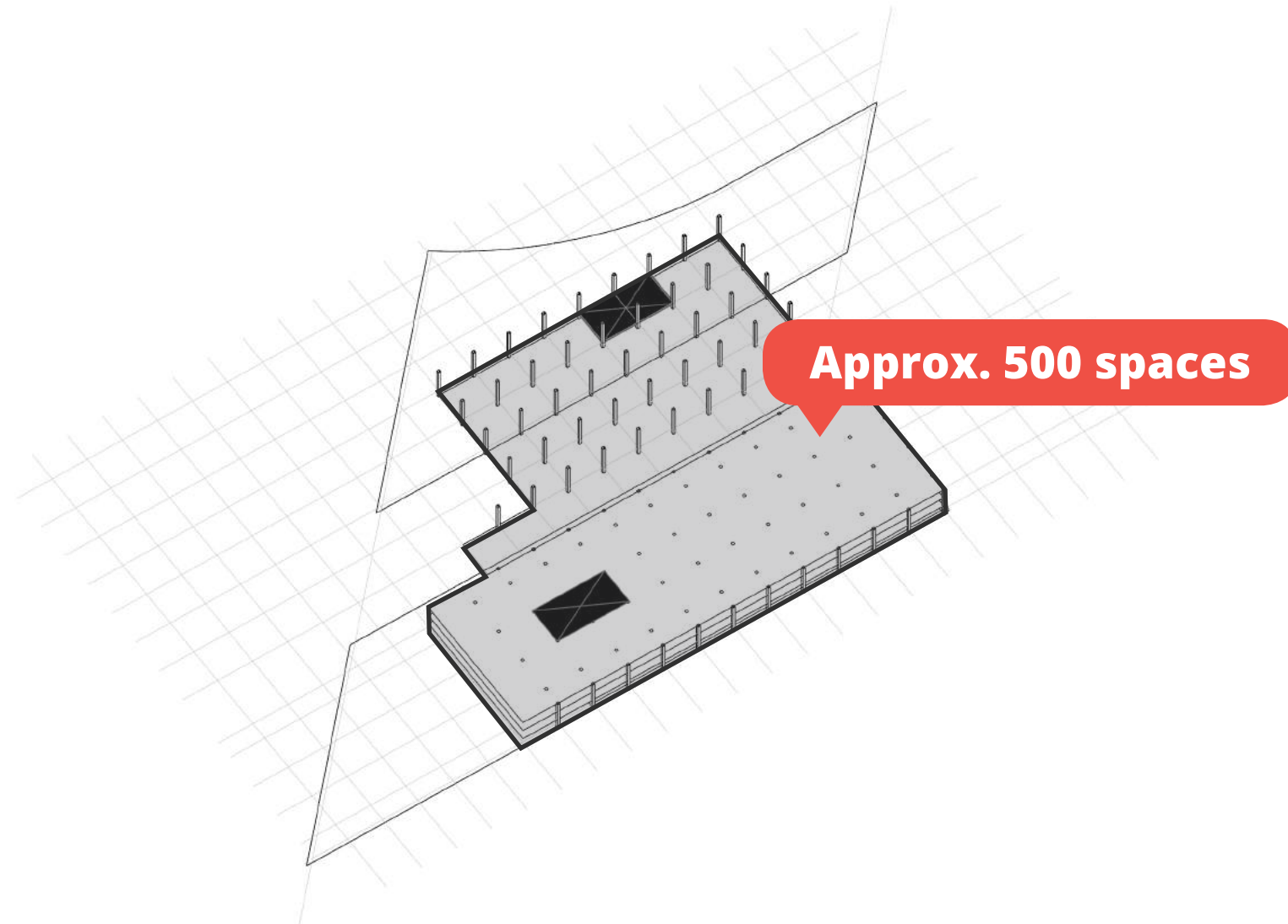
125 FT

Grid



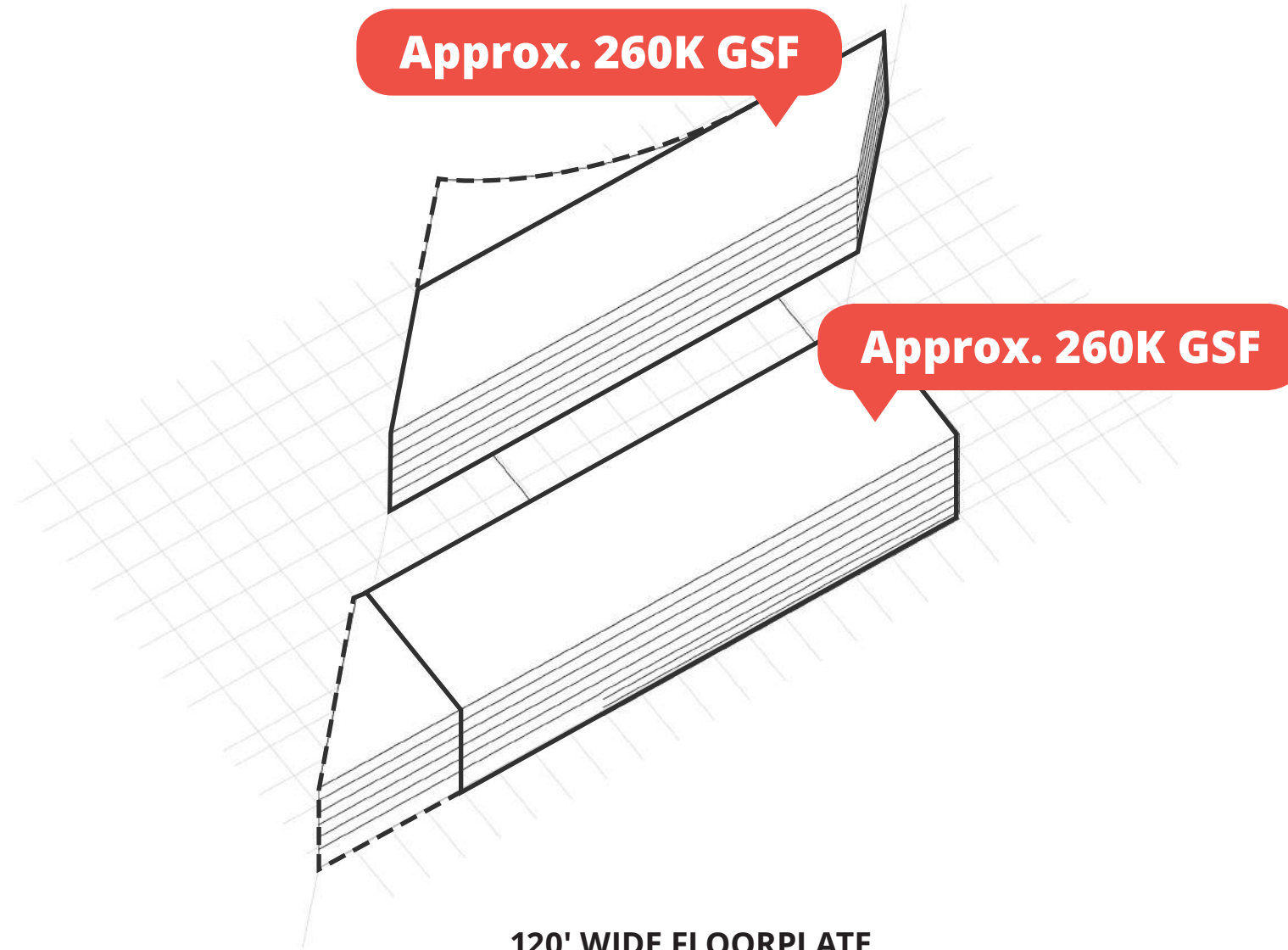
15'/30'/45' BAYS

Parking



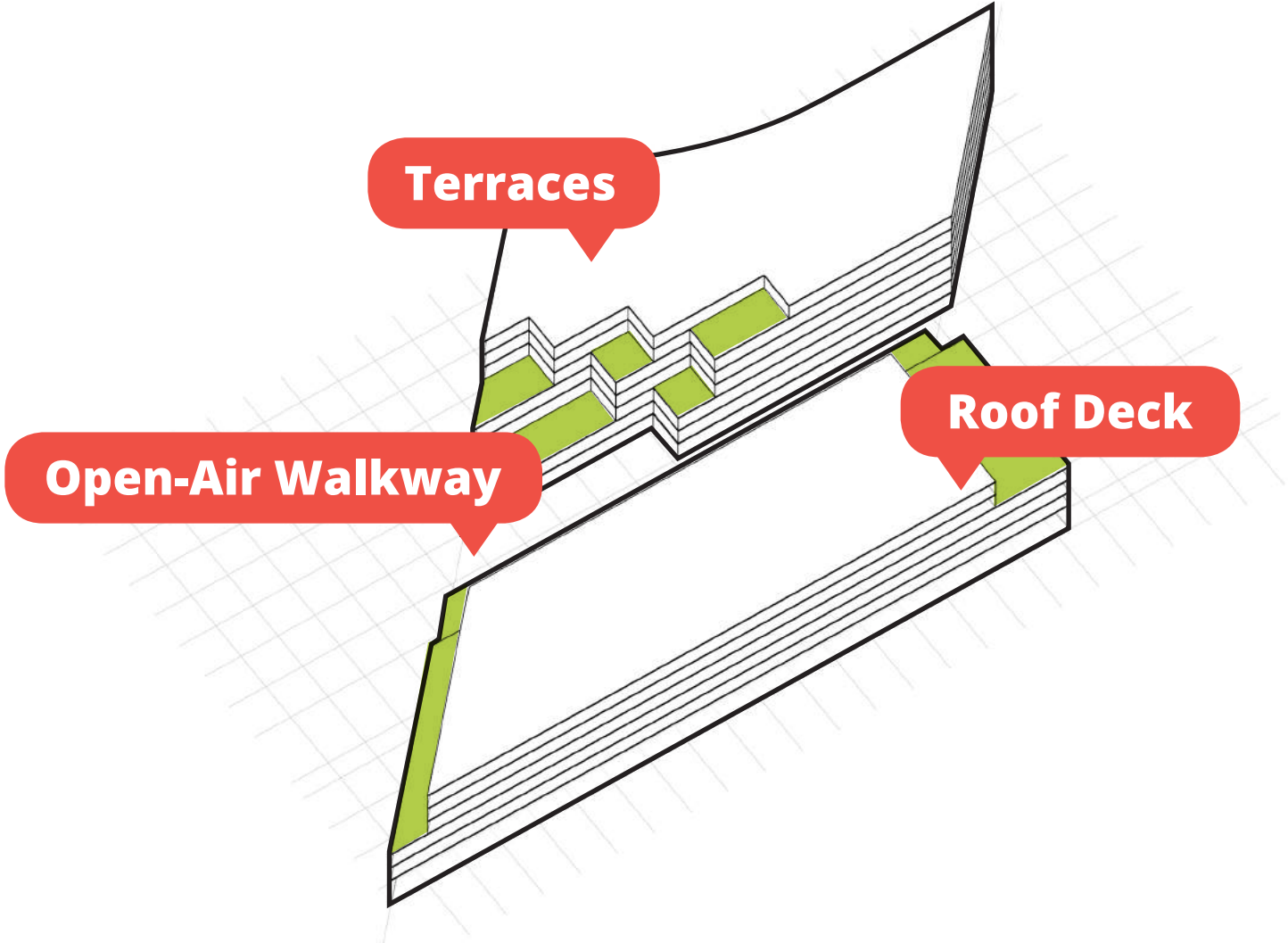
1 LEVEL OF UNDERGROUND PARKING
3 LEVELS OF ABOVE GROUND PARKING IN BUILDING 1

Two 120'-wide Bar Buildings



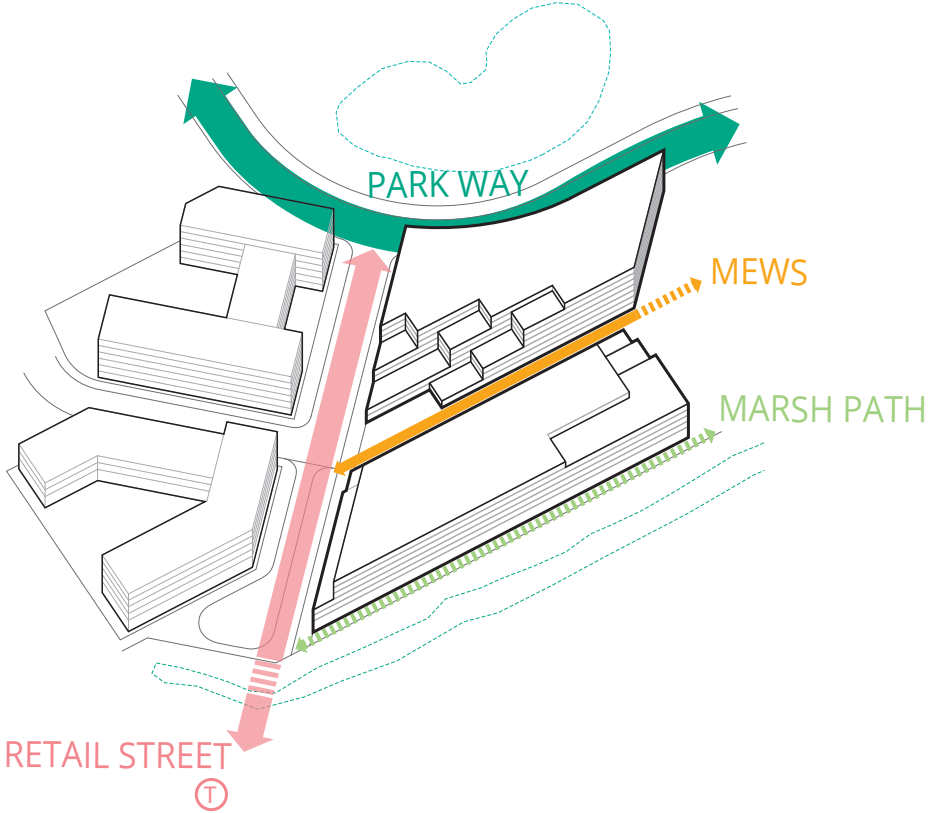
120' WIDE FLOORPLATE
+
IRREGULAR SITE GEOMETRY

Enhancing Pedestrian & User Experience

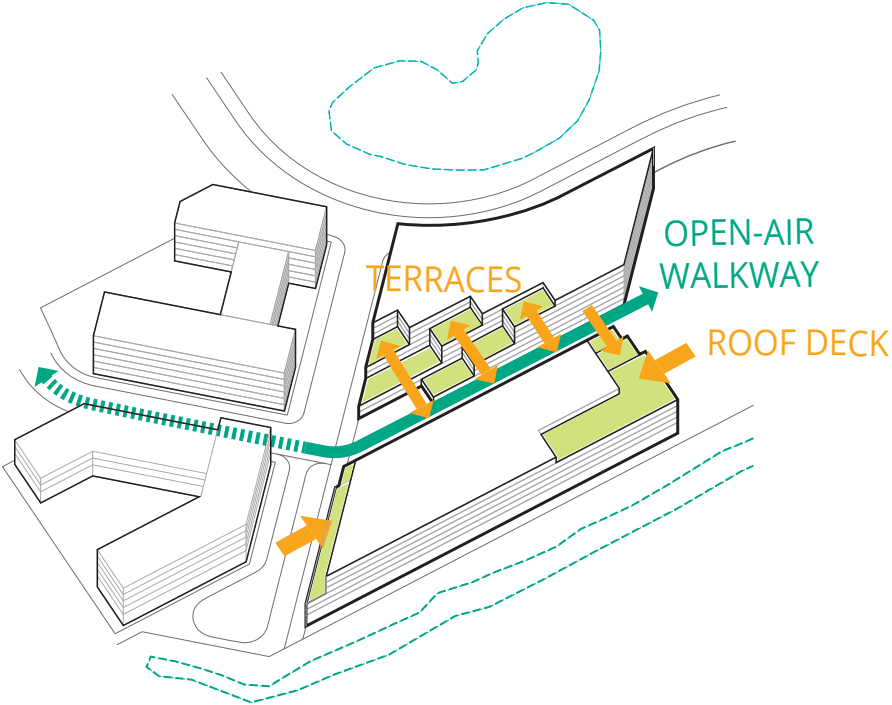


**DAYLIGHTING + TERRACES + ACTIVE GROUND LEVEL +
CONCEAL PARKING STRUCTURE**

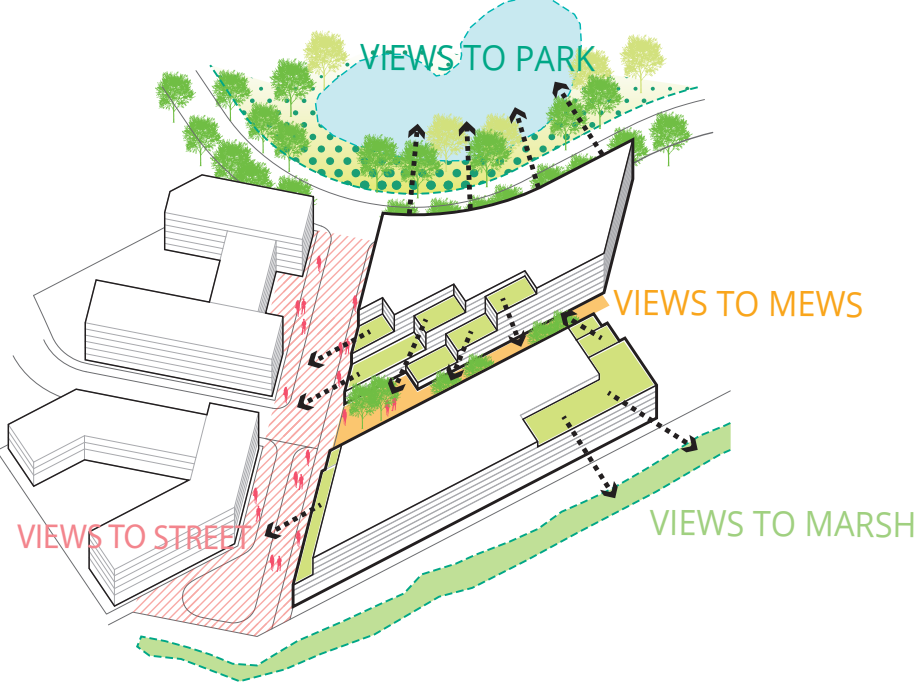
Spatial Qualities & Experiences



APPROACH & CONNECTIONS



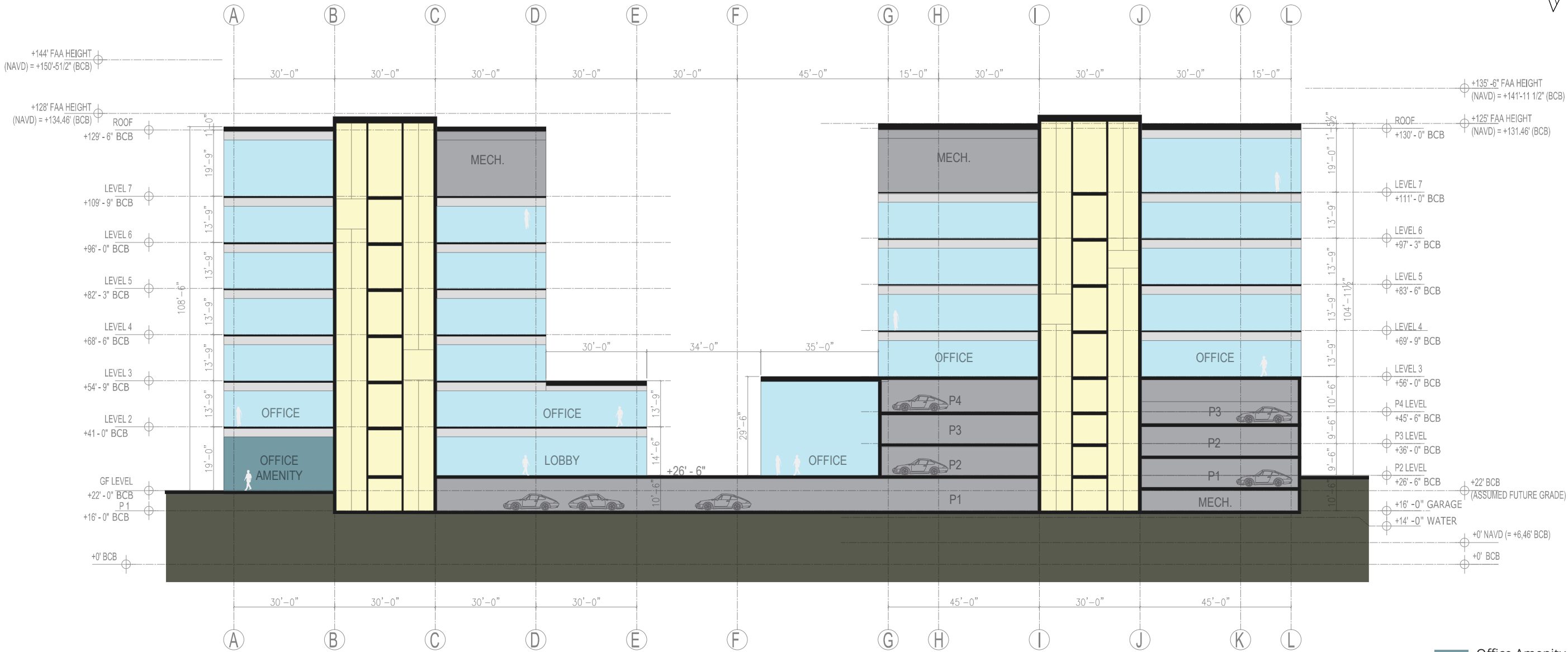
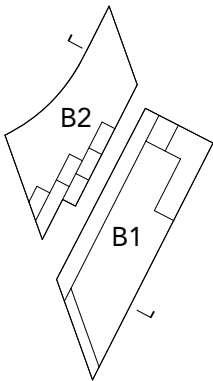
DAYLIGHTING & OUTDOOR SPACES



VIEWS TO LANDSCAPES

Program - Section

KEY PLAN



BUILDING 2 (~260K GSF)

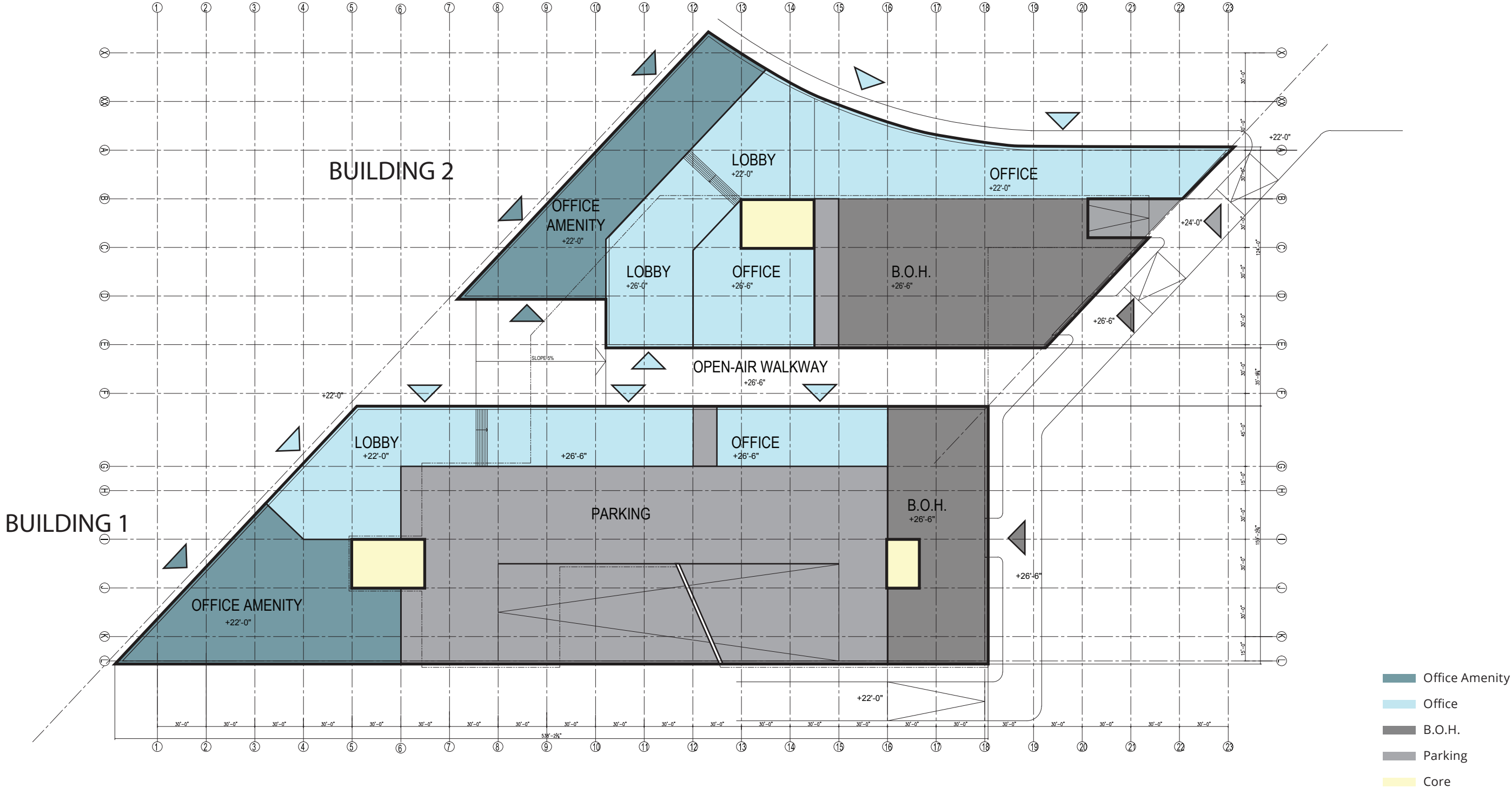
OPEN-AIR WALKWAY

BUILDING 1 (~260K GSF)

- Office Amenity
- Office
- B.O.H.
- Parking
- Core

TOTAL GSF: 520,000

Program - Ground Level



Aerial View

Belle Isle Marsh

Building 1

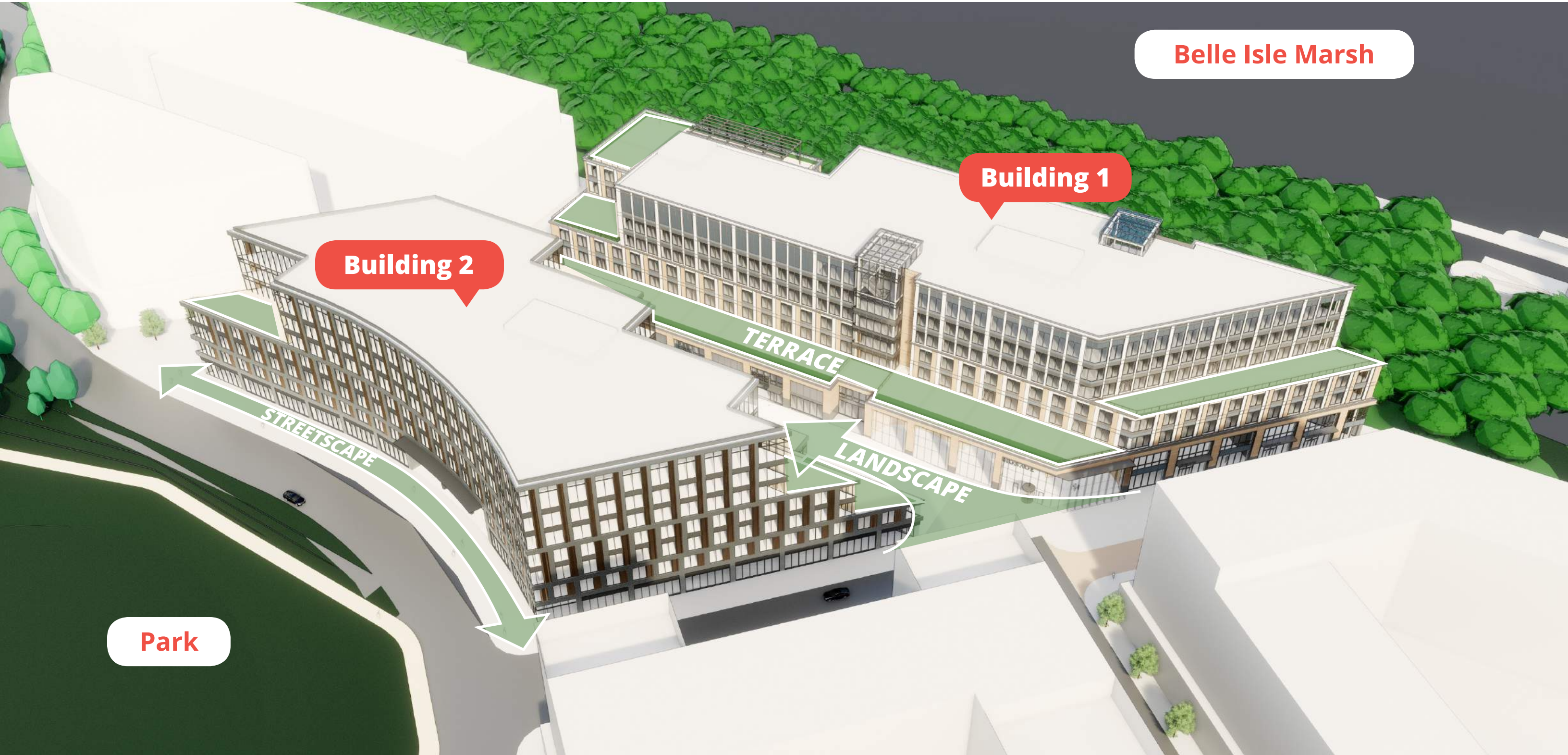
Building 2

TERRACE

STREETSCAPE

LANDSCAPE

Park



View from the Park



View of Open-Air Walkway



View from Suffolk Downs T Station



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THE
HYM
INVESTMENT GROUP, LLC