



Suffolk Downs Redevelopment IAG and Community Presentation

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



HYM Overview: Relevant Projects

HYM has a proven track record of developing transformative projects in urban areas



Bulfinch Crossing (TOD)

Office, Residential, Hotel, and Retail
Boston, MA



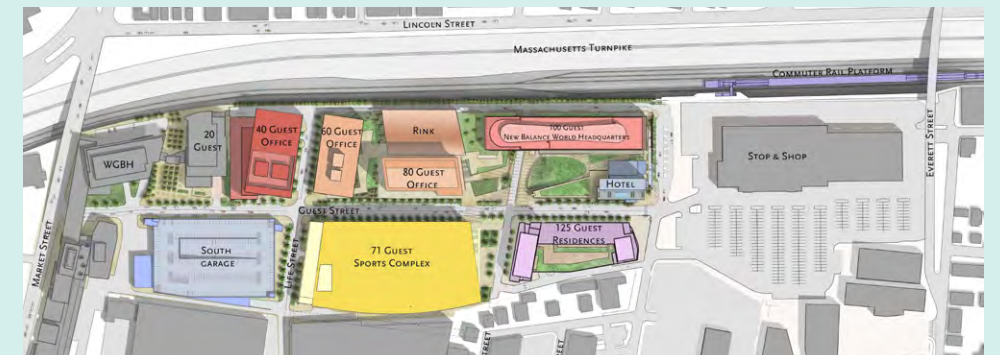
Northpoint (TOD)

Office and Lab, Residential, and Retail
Cambridge, MA



The Boston Landing (TOD)

Office, Bruins Practice Facility, Residential, and Retail
Boston, MA



Suffolk Downs Team



OWNER & DEVELOPER



**MASTER-PLANNER
& ARCHITECT**



**LANDSCAPE
ARCHITECT**



RETAIL ARCHITECT



**PERMITTING &
TRAFFIC
CONSULTANT**



CIVIL ENGINEER



**SUSTAINABILITY
CONSULTANT**



**RESILIENCY
CONSULTANT**

Timeline



LAND CLOSING (MAY 26, 2017)



SITE OPERATIONS



RACING CONTINUES (THROUGH 2018)



COMMUNITY MEETING

Extensive Stakeholder & Community Outreach

One year of grassroots community outreach including over 130 meetings:

Key Neighborhood Groups, including:

- Orient Height Abutters and Neighborhood Council
- Jeffries Point Neighborhood Association
- Eagle Hill Civic Association
- Maverick Association of Residents
- Harbor View Neighborhood Association
- Gove Street Citizens
- Beachmont Improvement Committee
- Friends of Belle Isle Marsh
- BPDA Site Tour & Open Houses

City of Boston, including:

- Boston Planning & Development Authority (BPDA)
- Boston Civic Design Commission (BCDC)
- Boston Water & Sewer (BWSC)
- Boston Transportation Department (BTD)
- Boston Environmental Department (BED)
- Boston Conservation Commission



Extensive Stakeholder & Community Outreach

One year of grassroots community outreach including over 130 meetings:

City of Revere, including:

- Mayor's Office
- Revere City Council
- Revere Planning Department
- Revere Economic Development Department
- Department of Public Works (DPW)
- Revere Conservation Commission

State Agencies, including:

- Massachusetts Bay Transportation Authority (MBTA)
 - MBTA Bus Operations
 - MBTA Subway Operations
- Massachusetts Dept. of Transportation (MassDOT)
 - District 6 Office
 - District 4 Office
- Massachusetts Environmental Protection Agency (MEPA)
- Massachusetts Dept. of Environmental Protection (MassDEP)
- Department of Conservation and Recreation (DCR)
- Massachusetts Water & Resource Authority (MWRA)



State & Municipal Permitting Documents Submitted to Date

City of Boston Letter of Intent - November 8th

Master Plan Joint State and City of Boston Filing - November 30th

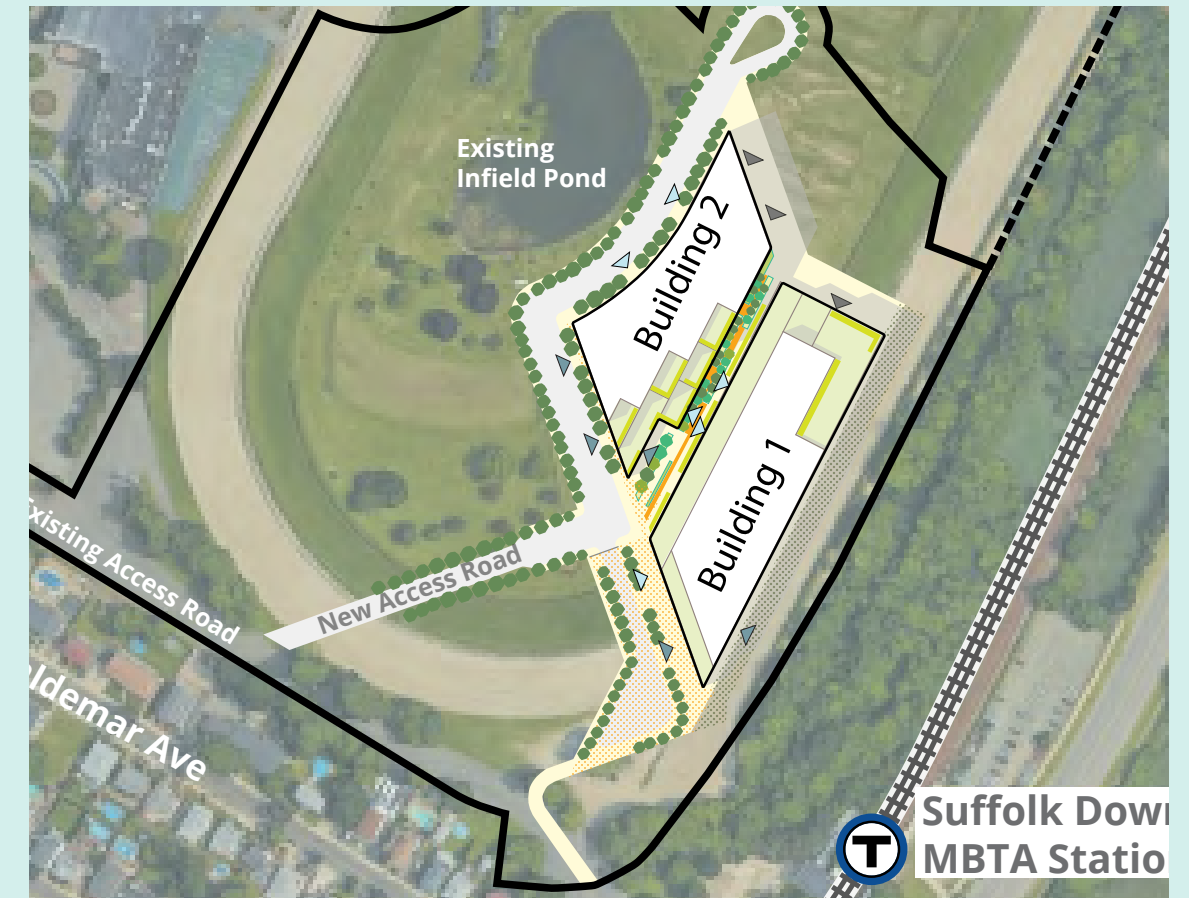
- Formally known as Expanded Environmental Notification Form (ExENF) / Project Notification Form (ExPNF)
- Overview of proposed Master Plan and detailed info on Phase 1
- Submission initiates review by MEPA and City of Boston under Article 80 of the Zoning Code
- Includes detail on proposed vision of master plan, mix of uses, open space, building heights, parking ratios, and new street network
- Comment period on this initial filing goes through January 19th
- Agency and public comments are gathered and a scoping determination is created by MEPA and BPDA
- Scoping determination forms the basis of the Draft Project Impact Report (DPIR) & Draft Environmental Impact Report (DEIR)



State & Municipal Permitting Documents Submitted to Date

Phase 1 Project MEPA & City of Boston Filings – Nov. 30th & Dec. 5th

- Consists of two (2) 260,000 SF Office Buildings for Amazon
 - Located at Suffolk Downs MBTA Station
 - Access Via Tomasello Road – No New Traffic Access Points
 - LEED Gold Standard
- Phase 1 – MEPA (EENF/EPNF) – Submitted November 30th
 - EENF/EPNF contains detailed environmental analysis including traffic, drainage, wind, shadow, energy, climate change, etc.
 - EENF/EPNF includes detail on the proposed building program, building design, parking spaces and other site improvements
 - Seeking expedited review with MEPA (Phase 1 “Waiver”)
- Phase 1 – Boston (Phase 1 EPNF) – Submitted December 5th
 - Separate Standalone EPNF
 - Same information as in Master Plan EENF/EPNF
 - Article 80 Review & BCDC Design Review
- BPDA review & BCDC design review has started
 - Review will continue through January
- Comment period on Phase 1 goes through Wednesday January 10th



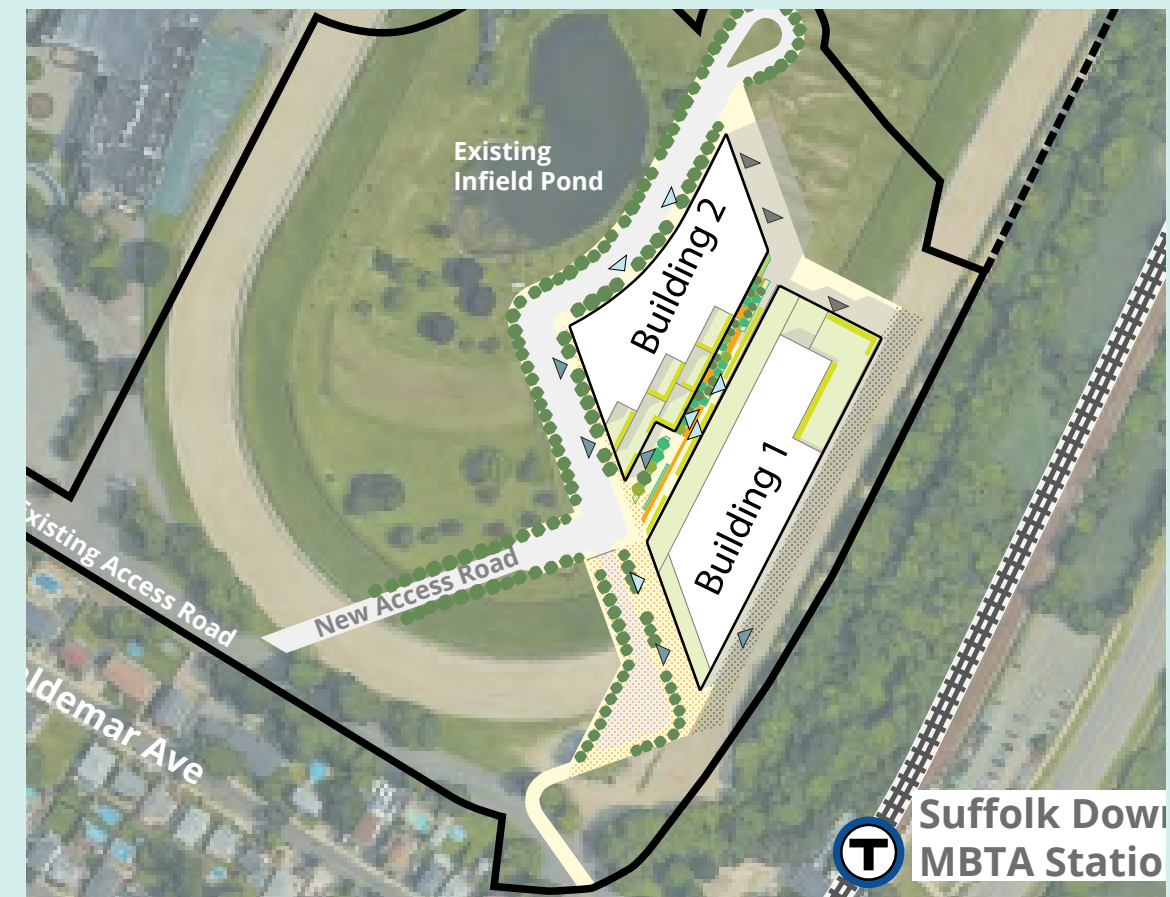
Phase 1 Project State & Boston Permitting Process

Article 80

- Letter of intent (Same LOI as Master Plan LOI)
- **Expanded Project Notification Form (EPNF) Review**
 - File EPNF (Includes environmental impact analysis)
 - EPNF Public Review Process
 - Impact Advisory Group Work Sessions
 - BPDA Community Meeting
 - BCDC Review & Recommendation
- **Boston Zoning Commission (BZC) Zoning Height Amendment**
 - To allow Phase 1 Buildings to be up to 125'
 - BZC Presentation
 - BZC Vote of Approval
- **BPDA Board Meeting**
 - Approval Waiving Further Review

MEPA

- **Phase 1 Expanded Project Notification Form (EPNF) Review**
 - EENF includes detailed environmental analysis on Phase 1
 - Seeking an Expedited review of Phase 1 Project
 - Known As Phase 1 Waiver
 - Has been granted on other larger projects
 - MEPA Public Meeting
 - EENF Public Review Period
 - EENF Certificate & Draft Record of Decision Issuance
 - Draft Record of Decision Public Review Period
 - Final Record of Decision





Site Opportunities and Challenges



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

Existing Conditions



Existing Conditions: Site Constraints



Unique on Site Water and Wetland Features



Access to Transit

SUFFOLK DOWNS



BEACHMONT

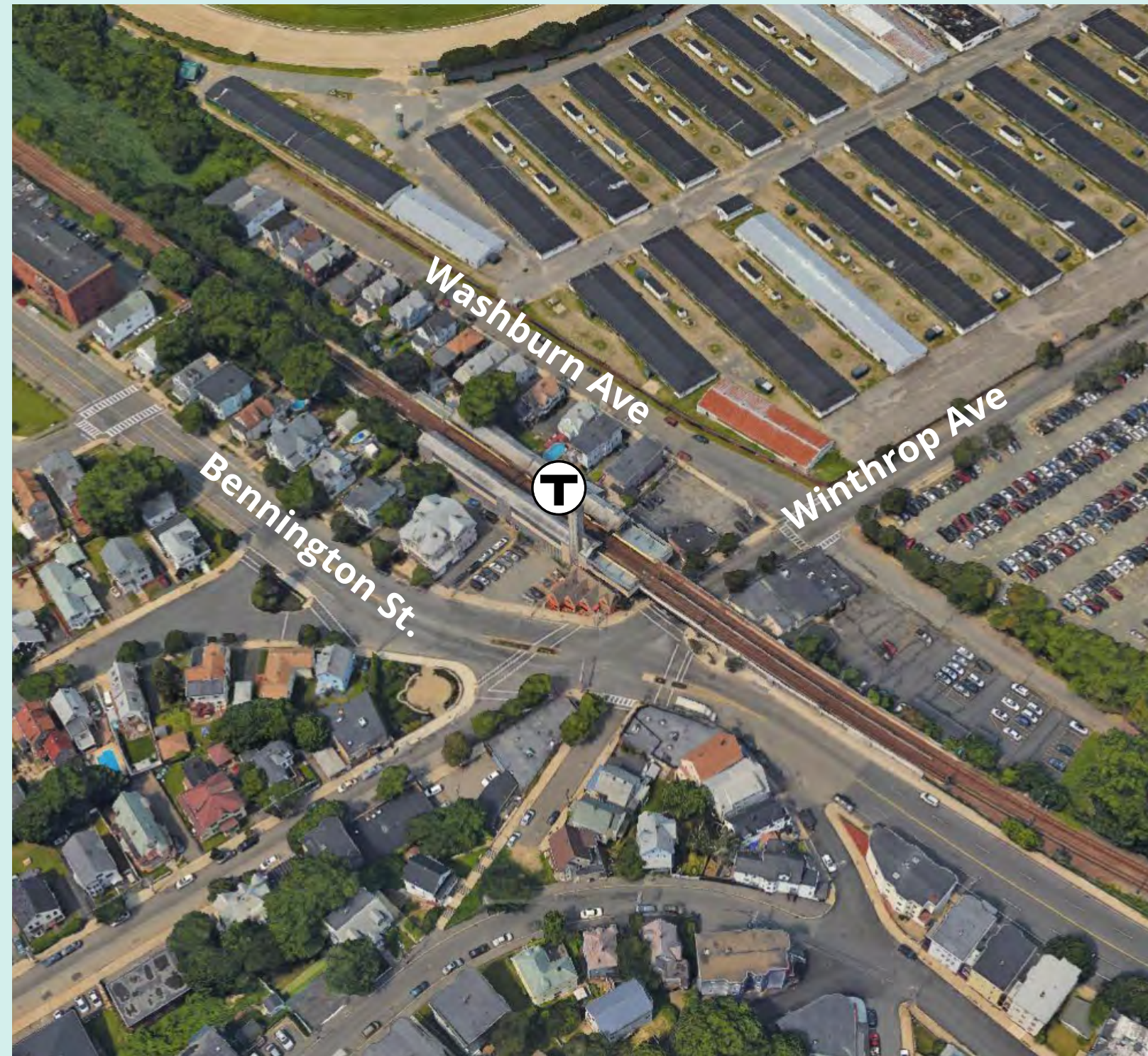


Access To Transit

SUFFOLK DOWNS



BEACHMONT



Proximity To Off-Site Assets



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

A Landlocked And Disconnected Site

 PUBLICLY INACCESSIBLE

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





Development Vision

Mixed-Use, Walkable Neighborhood



Open space and Parks



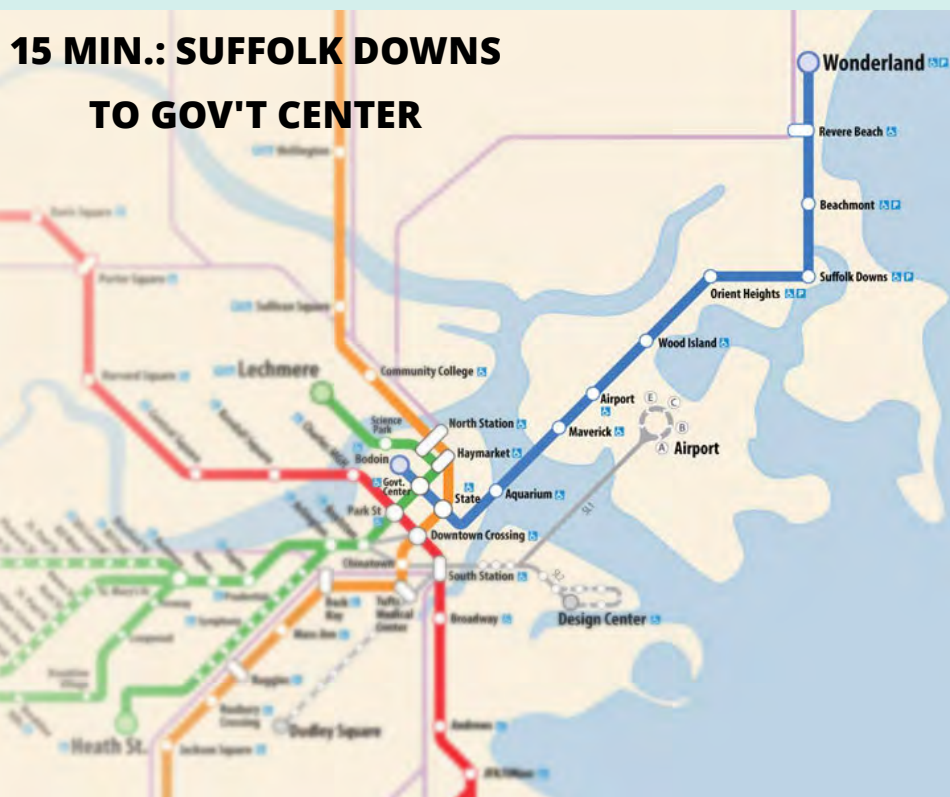
Neighborhood Retail



Economic Development



Transit-Oriented Development



Resiliency and Sustainability



Design Principles

Mixed Use Walkable Neighborhood



Open Space and Parks



Neighborhood Retail



Economic Development



Transit Oriented Development



Resiliency and Sustainability





Design Strategies

Integrate On-Site Natural Assets



Connected Open Space Network



Connect The MBTA Stations To The Main Green Space Network



Add Community Path Cross Connections Creating



Create Open Space Connections To Orient Heights And Beachmont Neighborhoods



Creation Of Two New Retail Squares At T Stations



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



Activate The Public Realm With Civic And Innovation Nodes

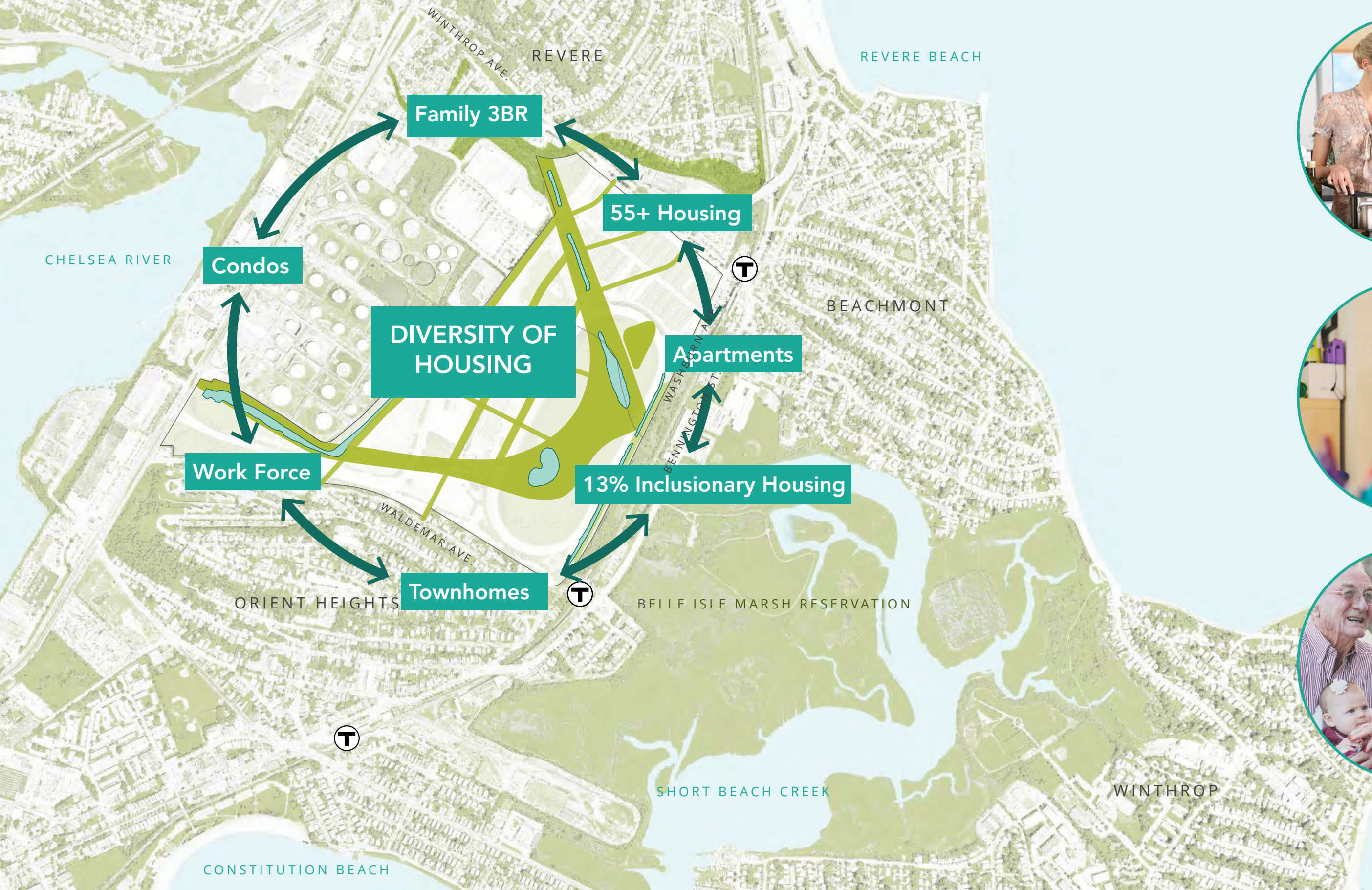


Integrate Commercial Clusters At T Stations And Along New Main Street



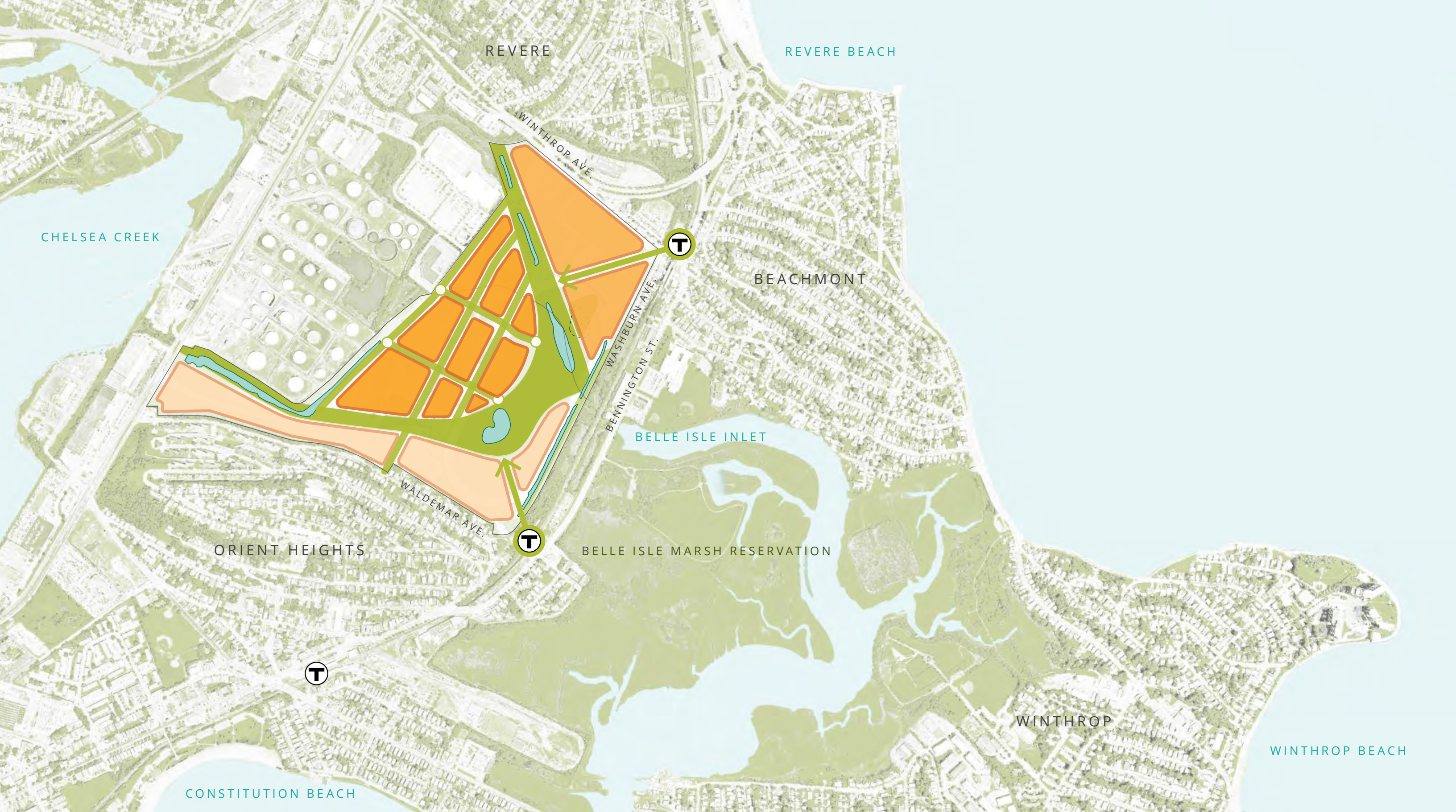
WINTHROP BEACH

Provide Diversity Of Housing Types

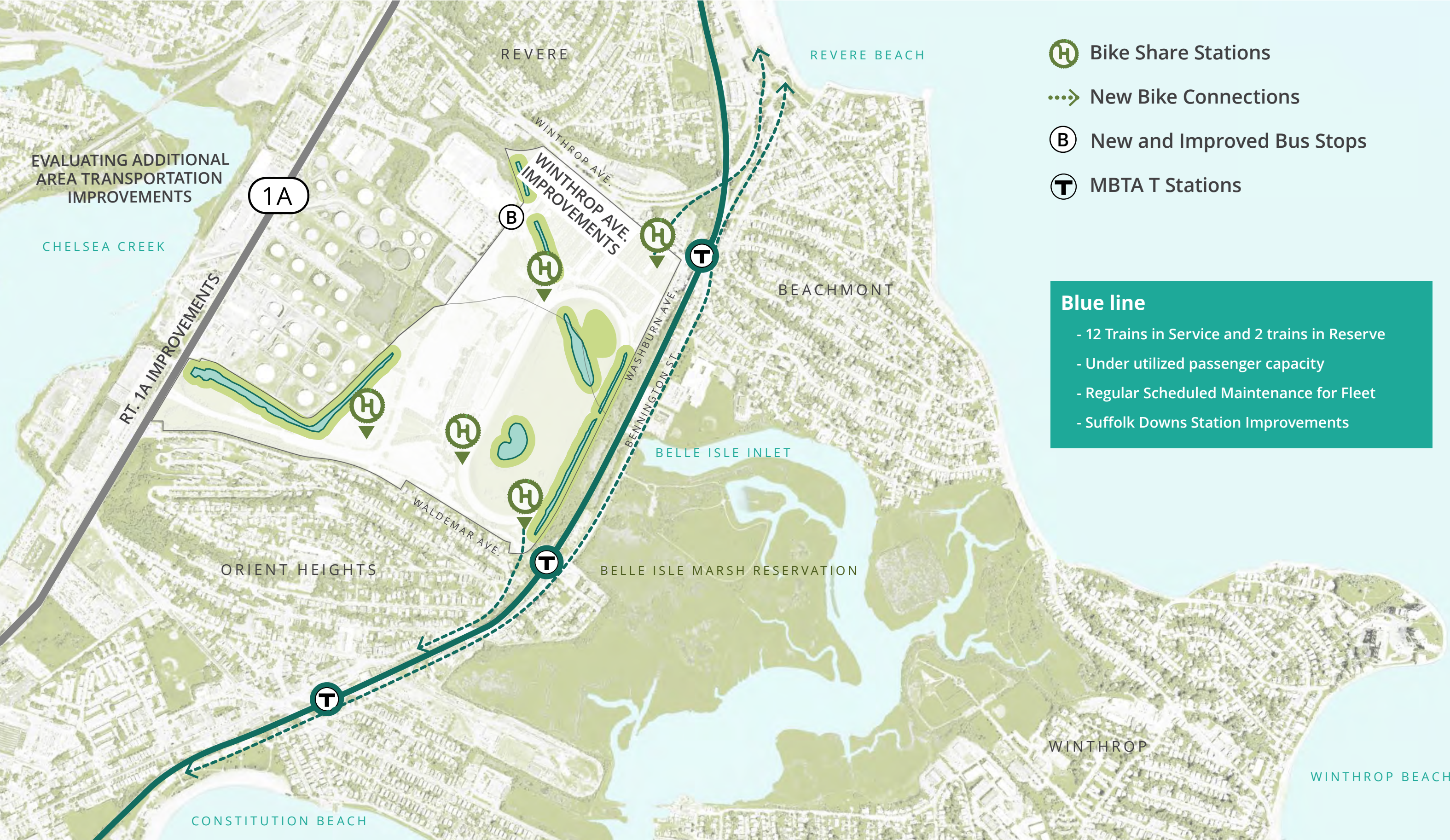


WINTHROP BEACH

Create Multiple Neighborhoods With Different Character



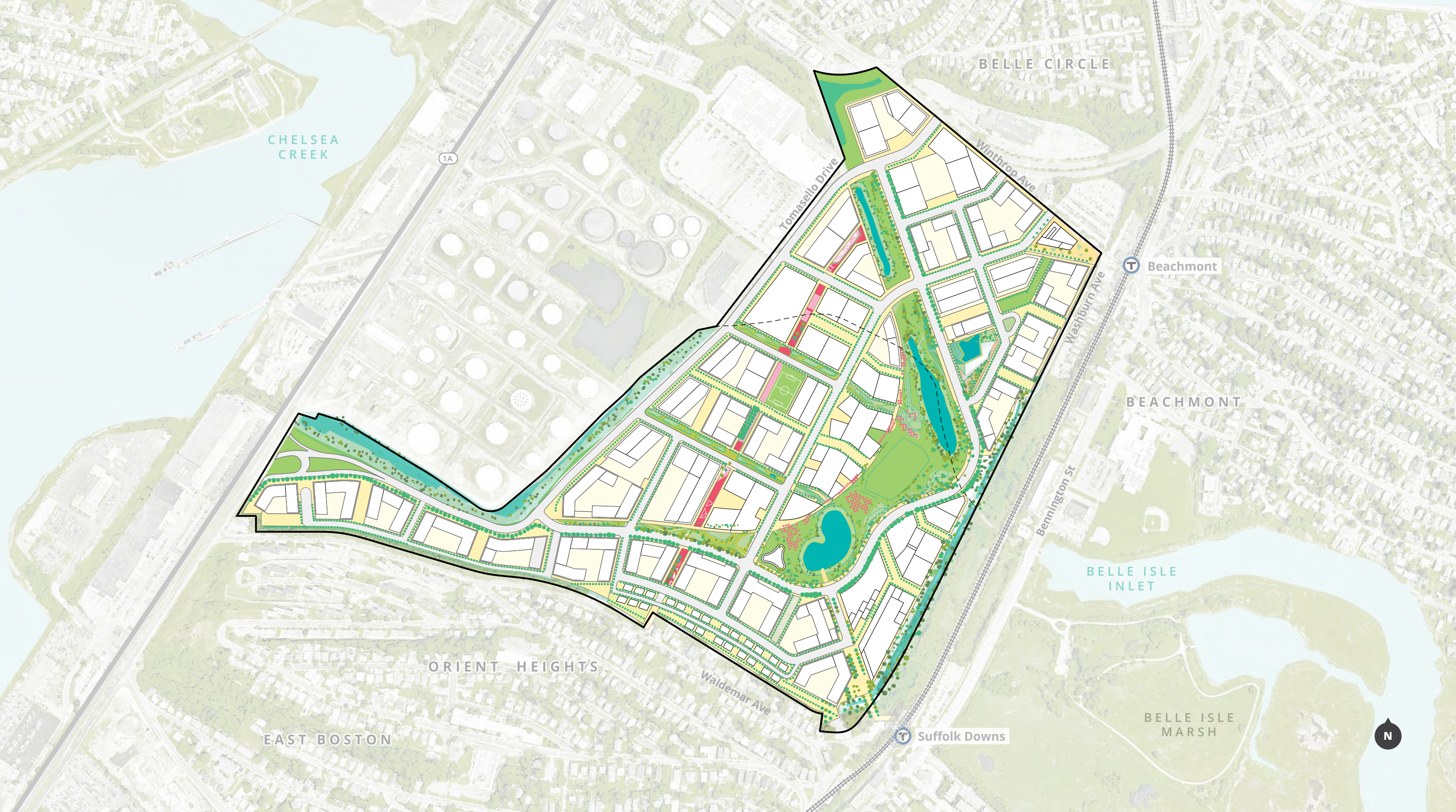
Enhance Transportation And Connectivity





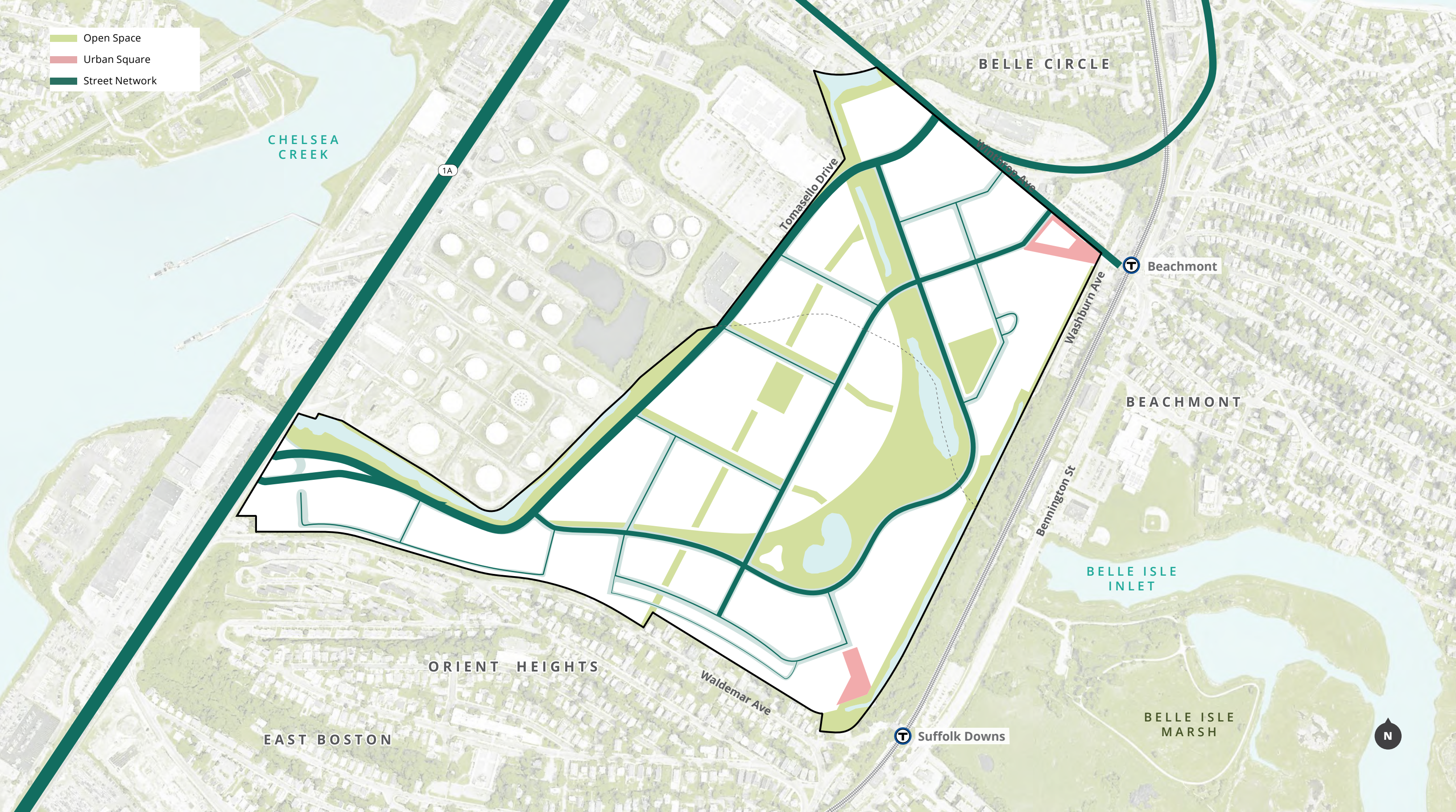
Master Plan Vision

Proposed Master Plan



Street Network

- Open Space
- Urban Square
- Street Network



Conceptual Retail And Ground Floor Uses

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



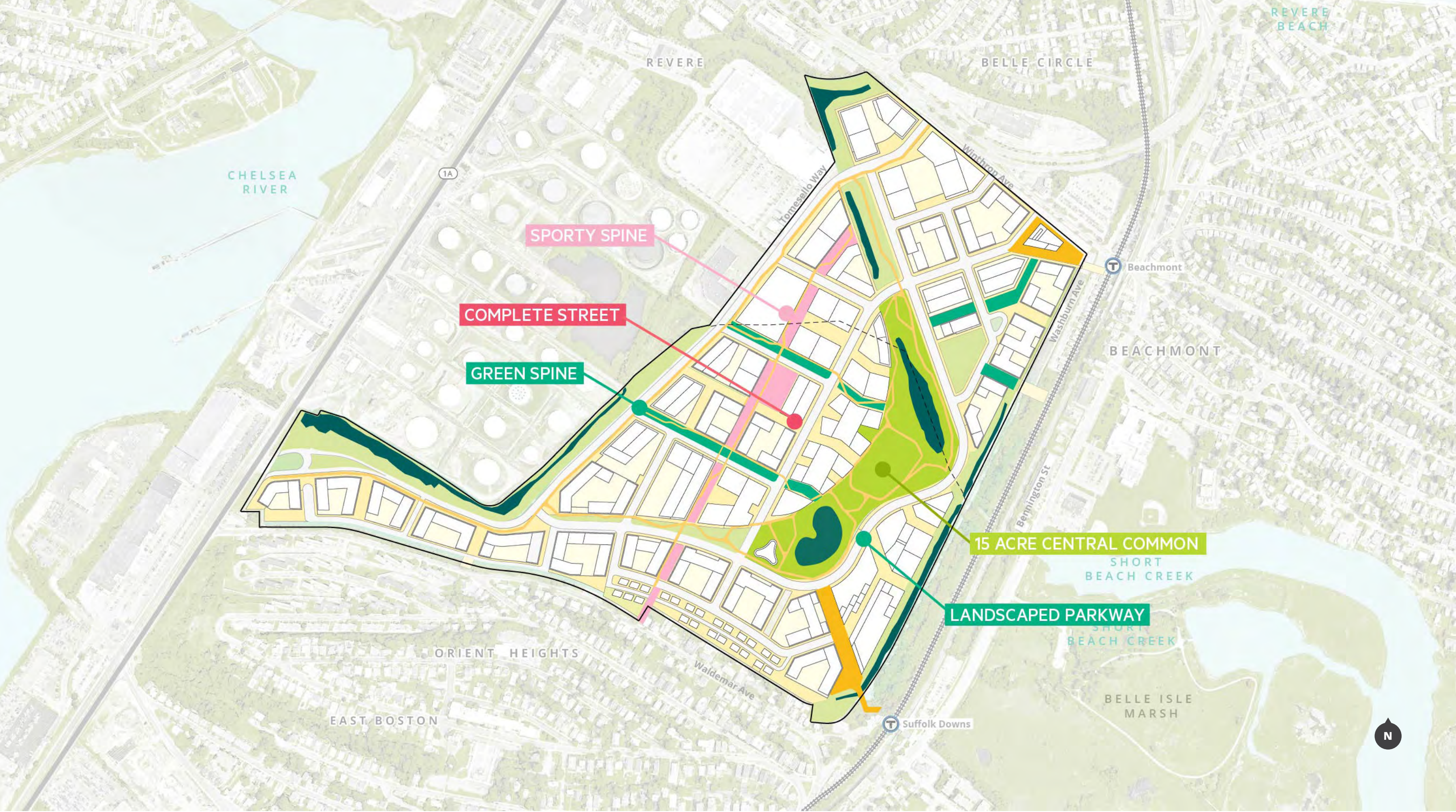
Belle Isle Square



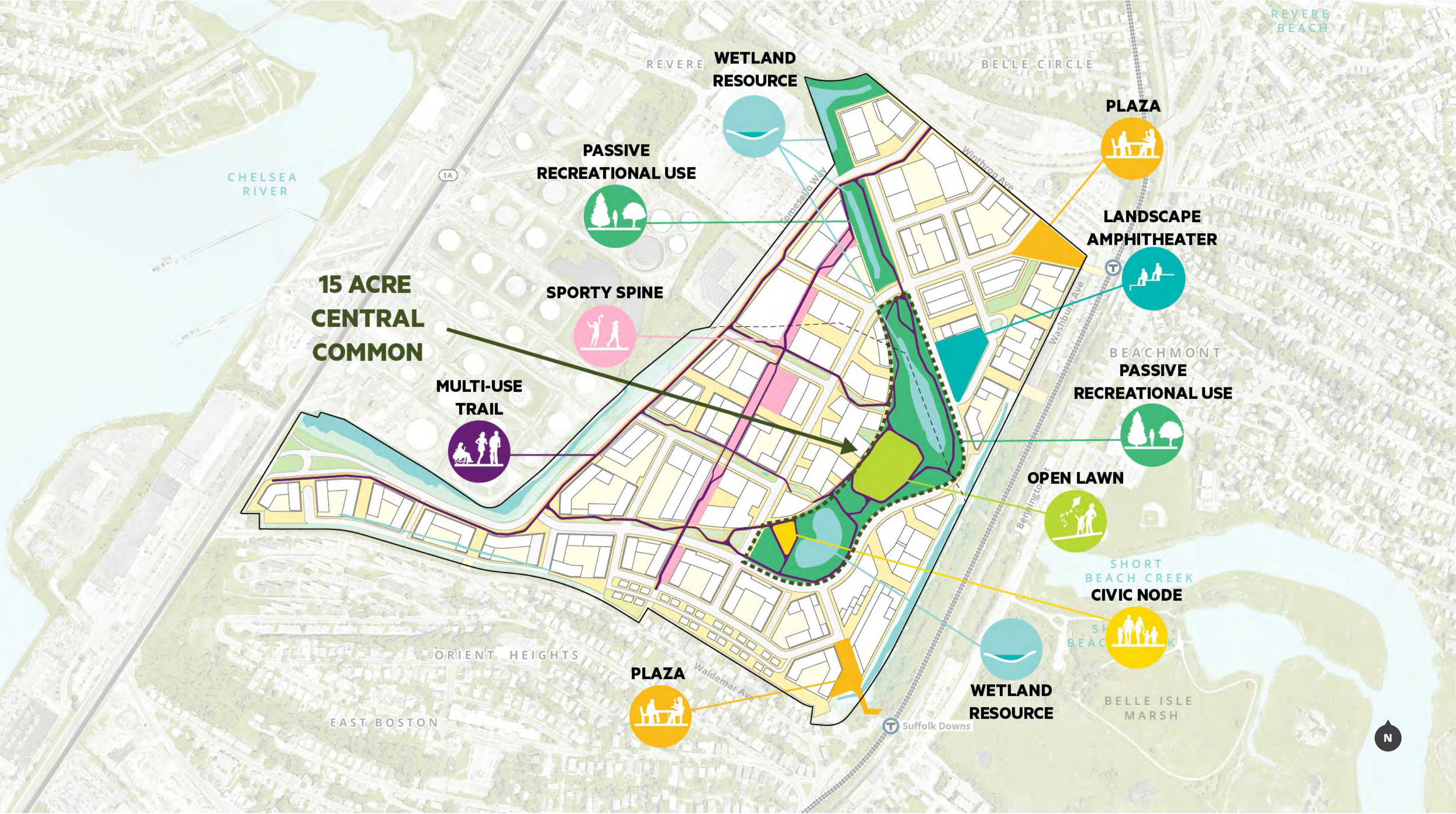
Beachmont Square



Landscape Plan



Open Space Program



Landscaped Amphitheater



Aerial Rendering



Master Plan Program | FAR ~2.35

Use	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	Up to 550,000 GSF	Up to 450,000
Hotel	Up to 500,000 GSF (+830 Rooms)	Up to 400,000 (+670 rooms)
Total	16,500,000	16,500,000

Master Plan Program in Boston | FAR ~ 2.3

Use	Boston Program
Commercial Office	Up to 5.3 MGSF
Residential	Up to 5.0 MGSF (+7,500 units)
Retail	Up to 350,000 GSF
Hotel	Up to 350,000 GSF (Up to 600 Rooms)
Total	11,000,000

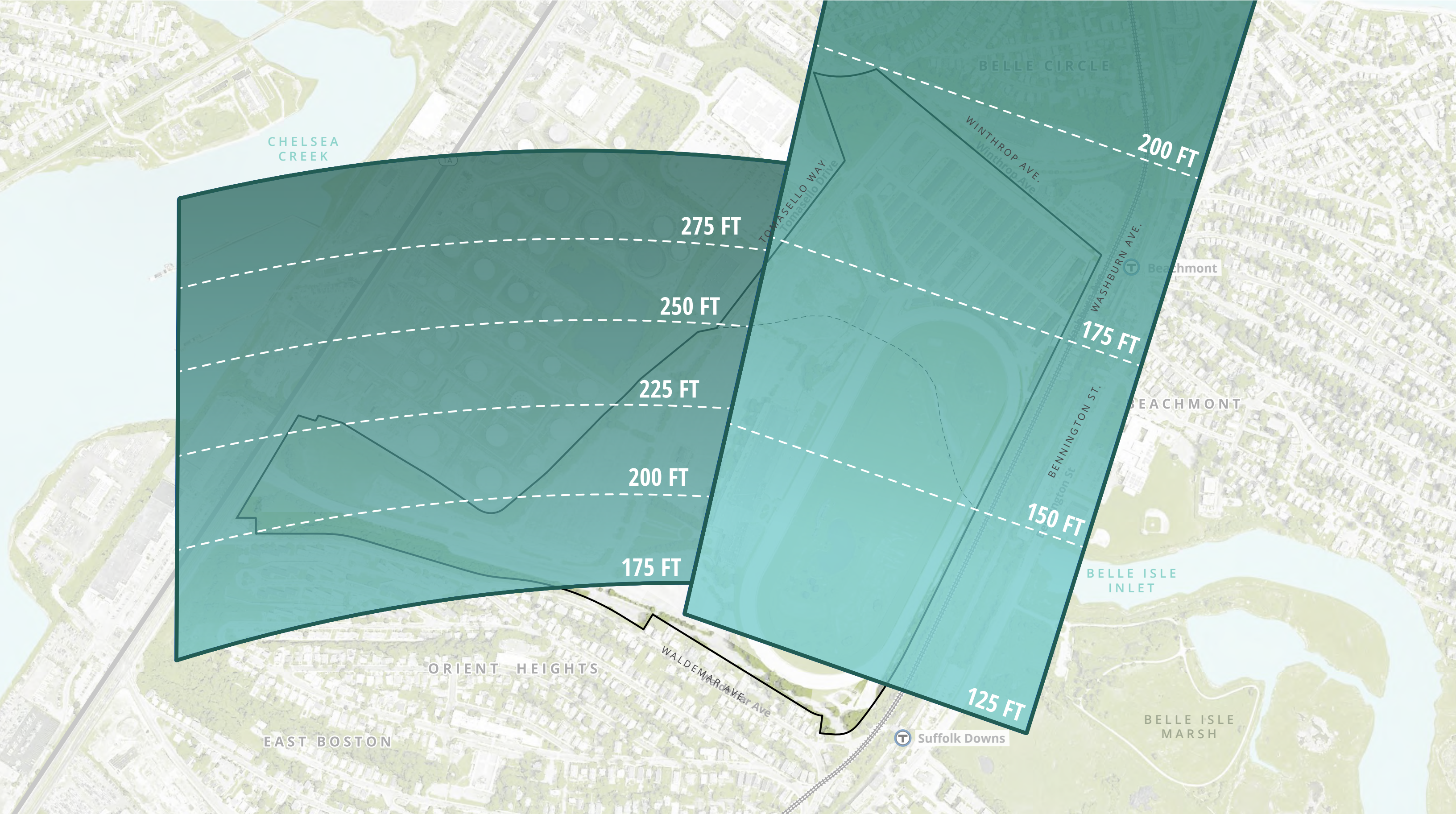
Land Use Plan Program A



Land Use Plan Program B



FAA Height Map



Massing Strategy

CHELSEA
CREEK

1A

BELLE CIRCLE

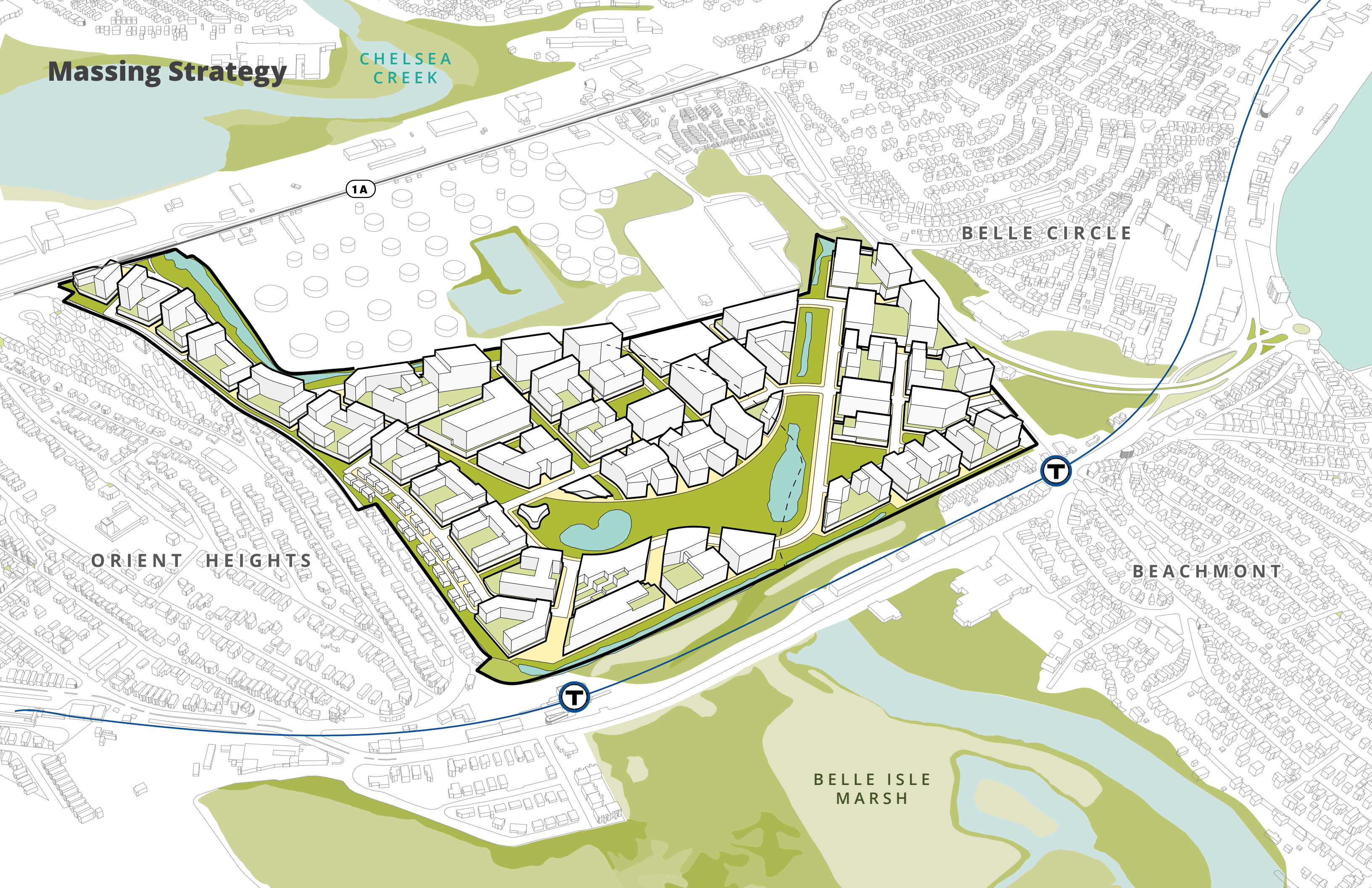
T

ORIENT HEIGHTS

BEACHMONT

T

BELLE ISLE
MARSH





Phase 1 Project



CHelsea CREEK
Phase 1 Project Locus Map



Orient Heights

Phase 1 Project

Belle Isle Marsh

T Beachmont

T Suffolk Downs

EAST BOSTON

BEACHMONT

BELLE ISLE
INLET

1A

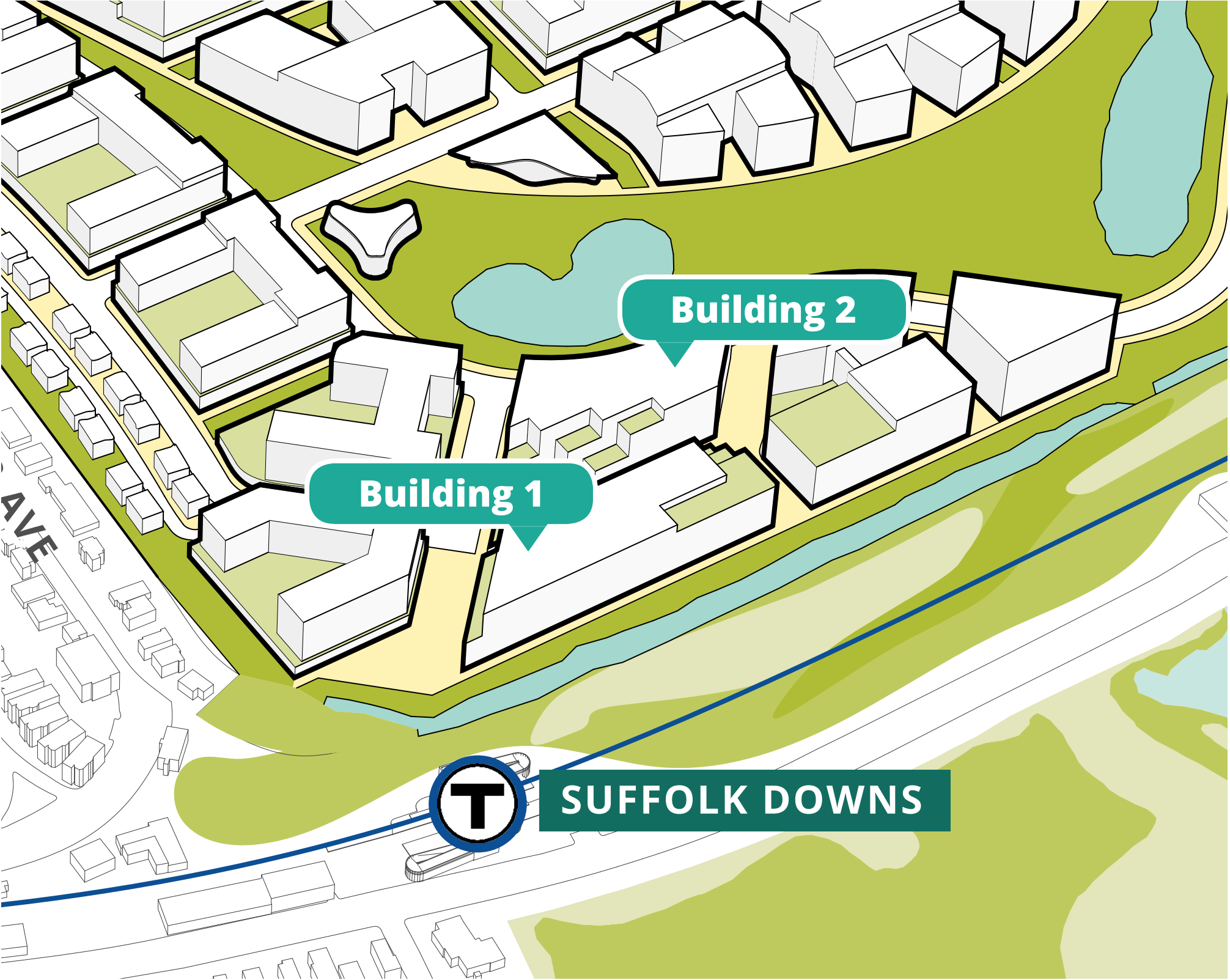
Tomasello Drive

Winthrop Ave

Bennington St

Waldemar Ave

Program Summary



Building 1

Level	Program
P1	Parking (Shared with Building 2)
Level 1/P2	Lobby / Incubator / Office Amenity / Parking
P3	Parking
P4	Parking
Level 3	Office
Level 4	Office
Level 5	Office
Level 6	Office
Level 7	Office / Mechanical

Total GFA (excl. Parking) ~260,000 SF

Building 2

Level	Program
P1	Parking (Shared with Building 1)
Level 1	Lobby / Incubator / Office Amenity / Parking
Level 2	Office
Level 3	Office
Level 4	Office
Level 5	Office
Level 6	Office
Level 7	Office / Mechanical

Total GFA (excl. parking) ~260,000 SF

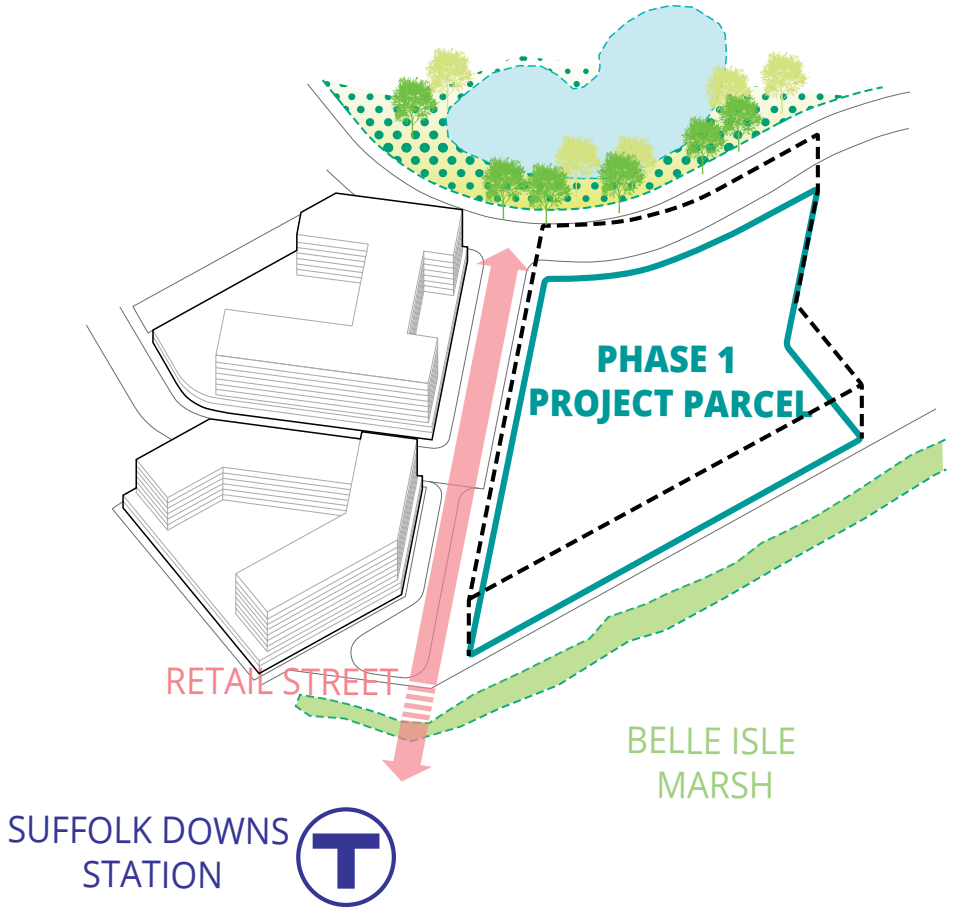
Fact Sheet

Primary entrance facing the park

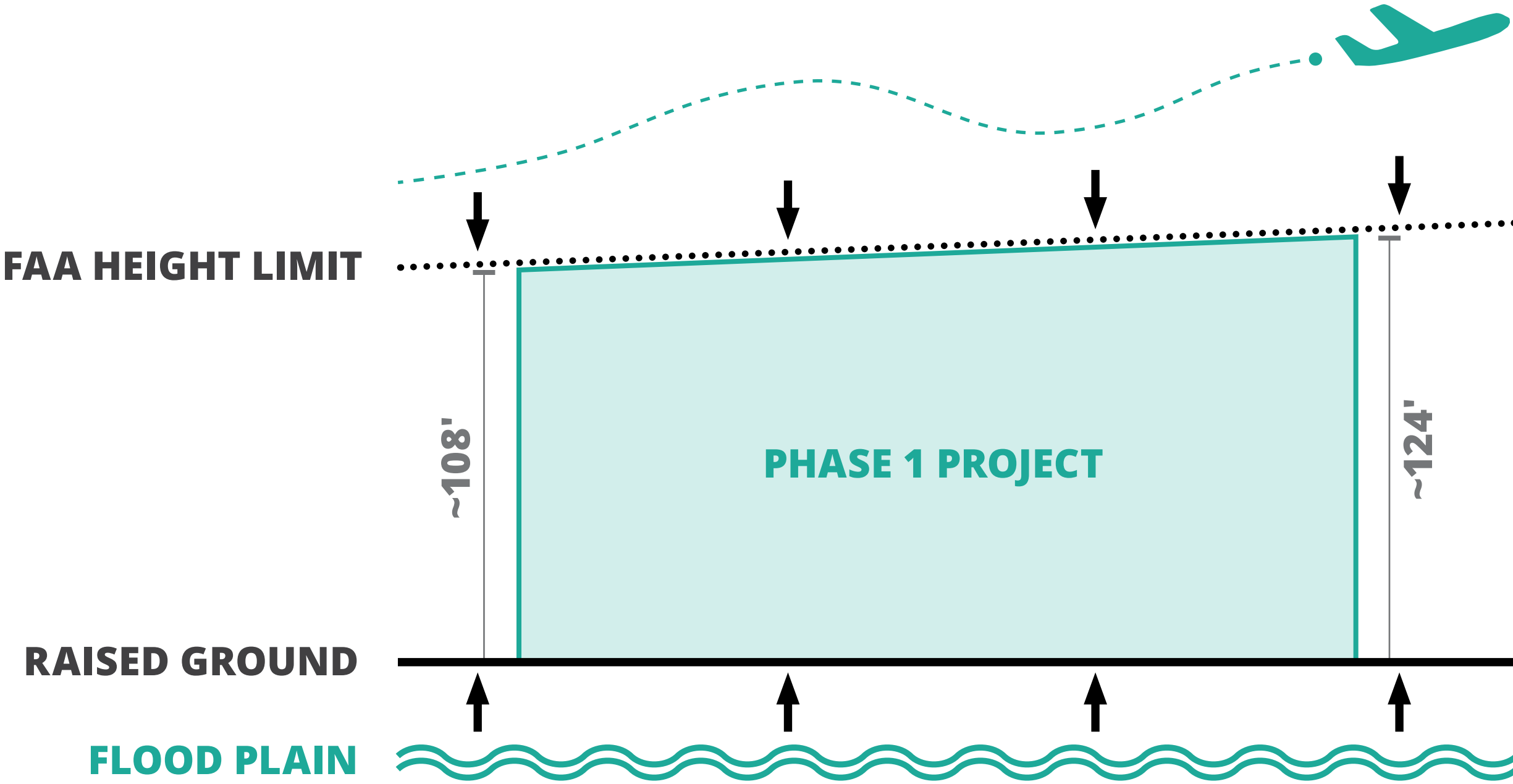
~520 on-site parking spaces

10'+ floor-to-ceiling dimension for offices

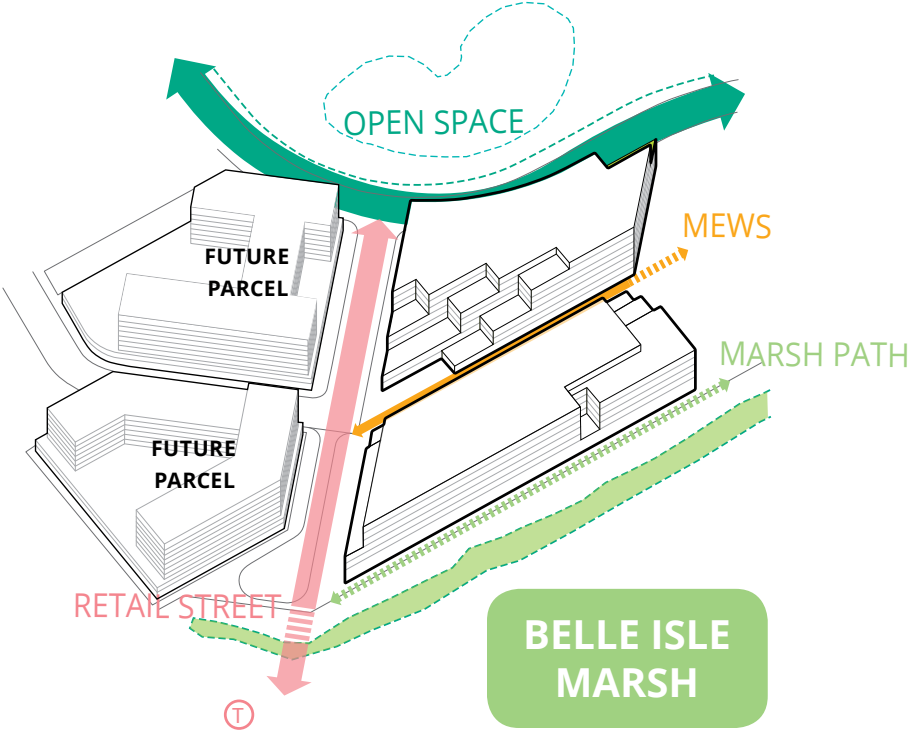
Site Assets



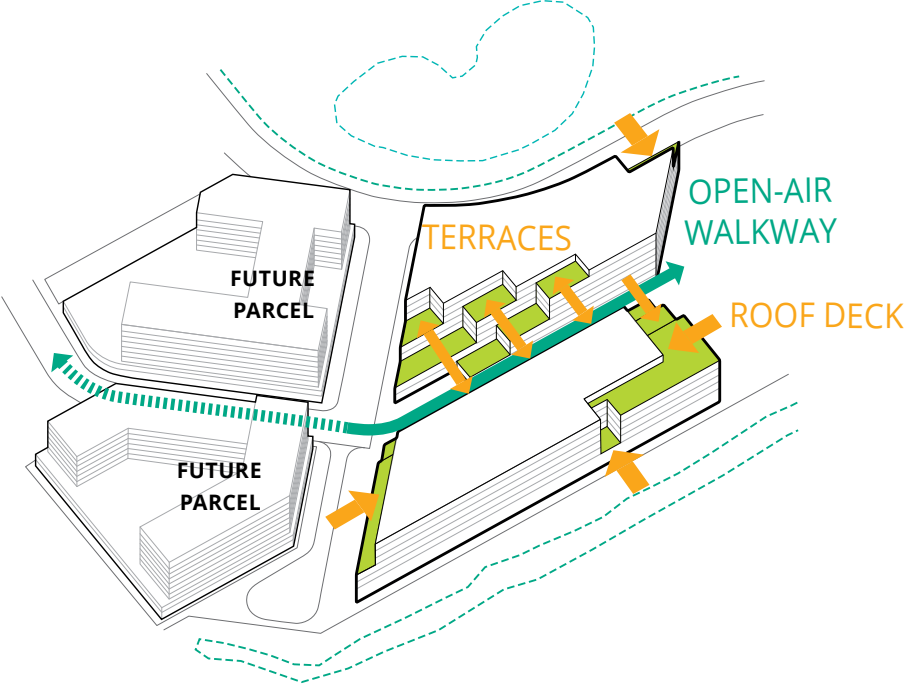
Site Constraints



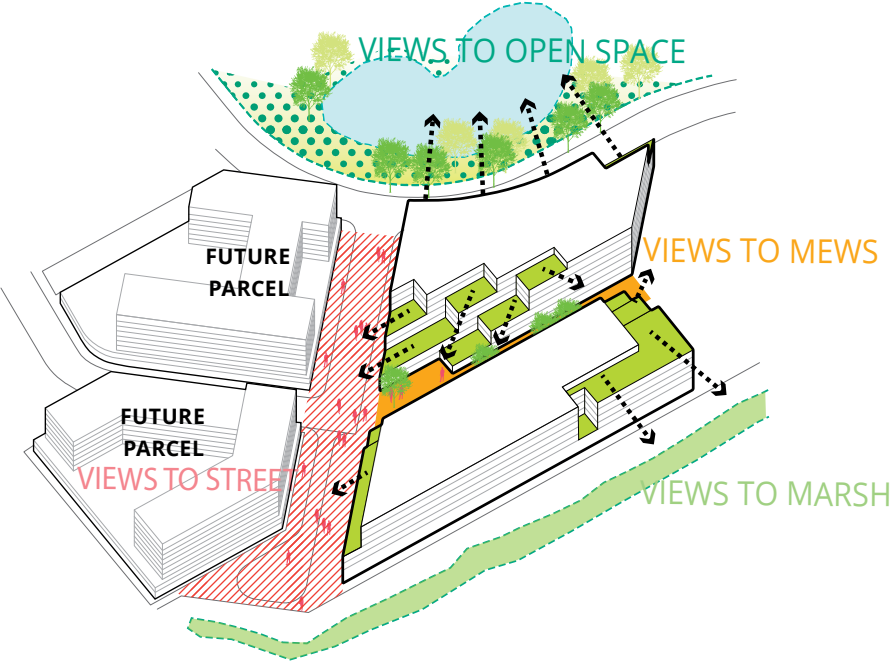
Spatial Qualities & Experiences



APPROACH & CONNECTIONS



DAYLIGHTING & OUTDOOR SPACES



VIEWS TO LANDSCAPES

Aerial View

Belle Isle Marsh

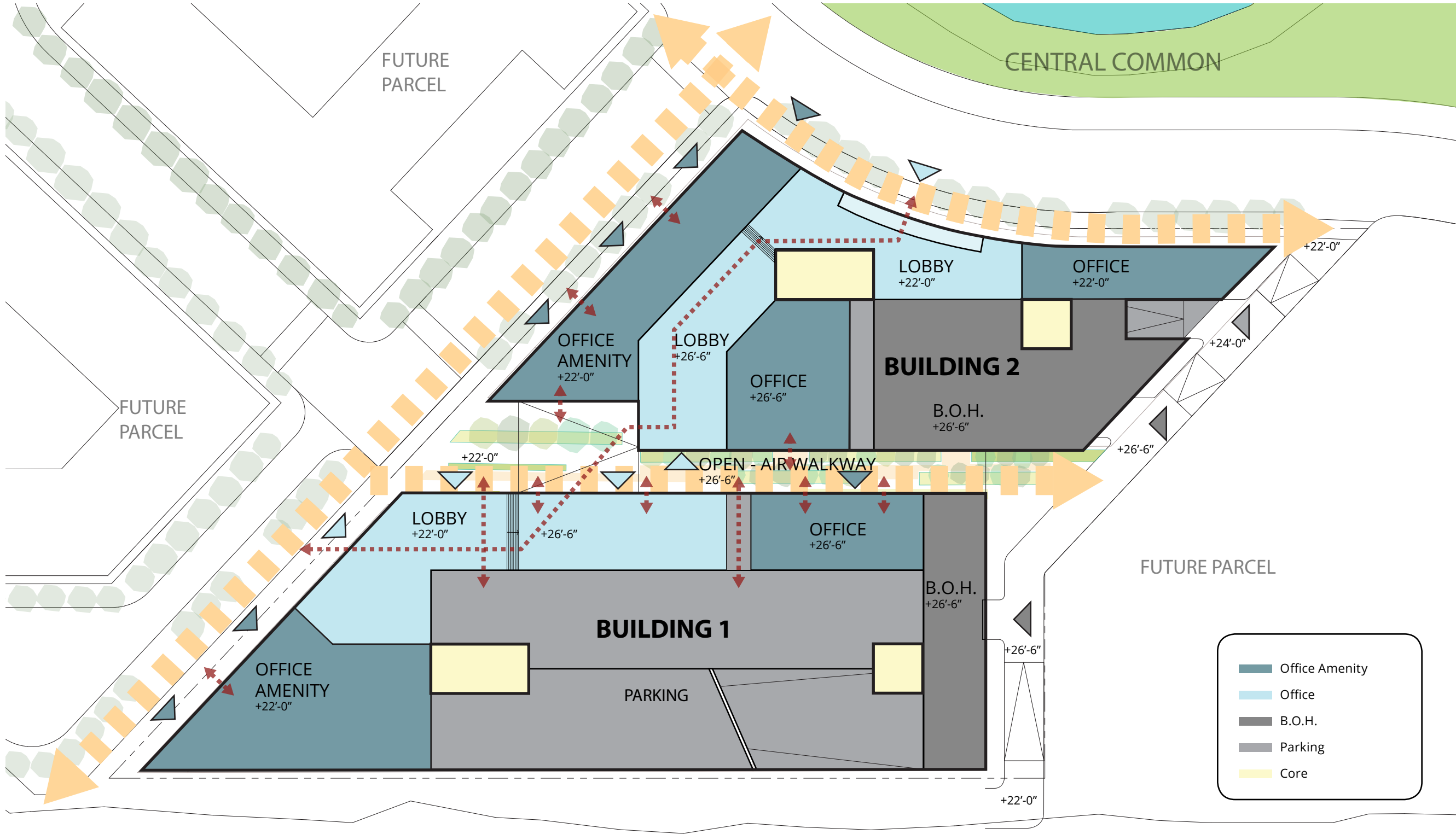
Building 1

Building 2

Central Common



Public Realm Plan



Suffolk Downs

View from the Central Common



View from the Central Common



View from Suffolk Downs T Station

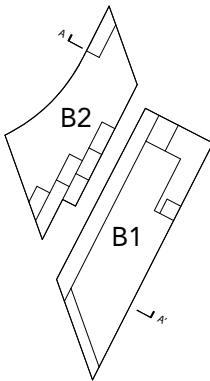


View from Suffolk Downs T Station



Section

KEY PLAN



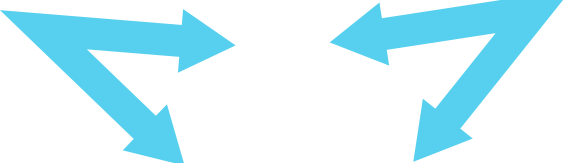
BUILDING 2

BUILDING 1

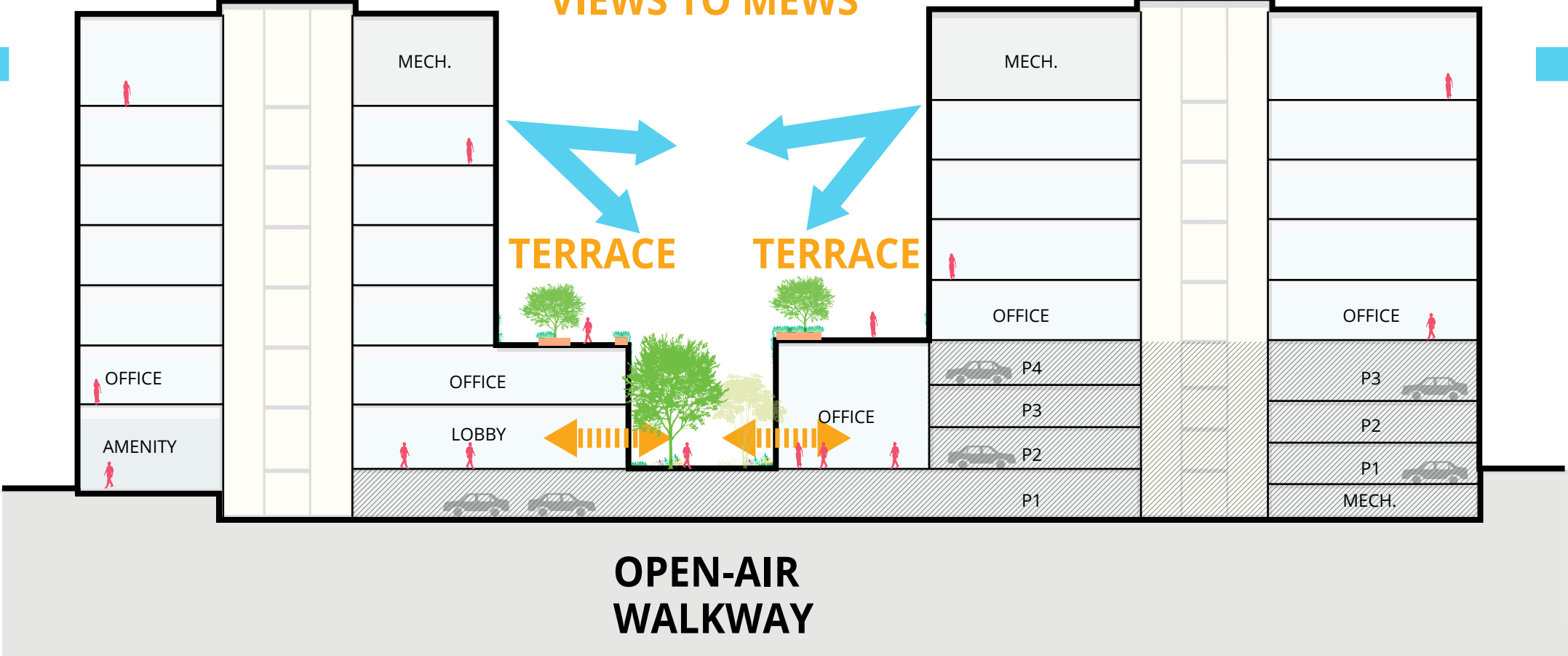
VIEWS TO CENTRAL COMMON



VIEWS TO MEWS

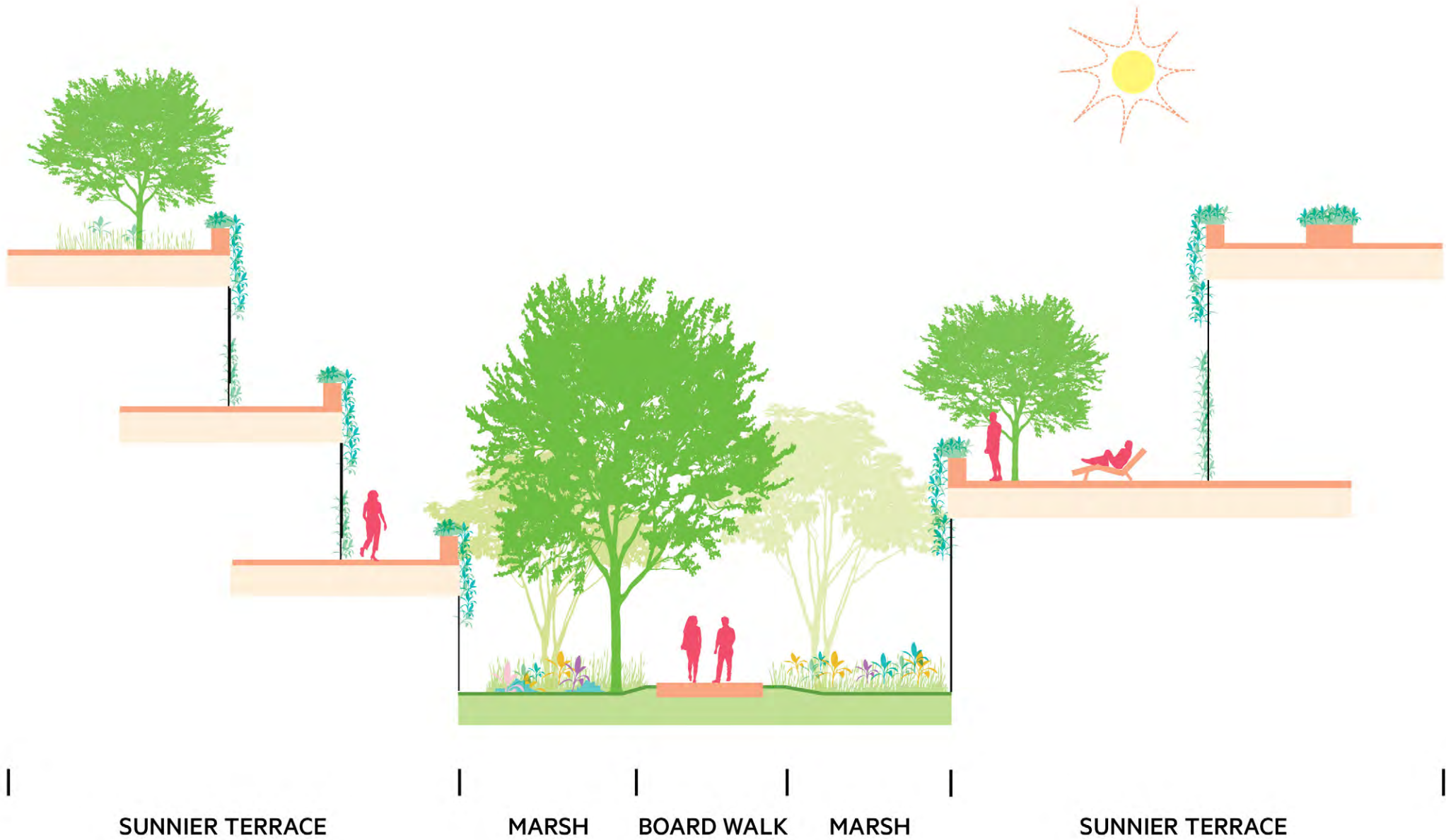


VIEWS TO MARSH



OPEN-AIR WALKWAY

Landscape Concept



COASTAL MEWS

Aerial View of Open-Air Walkway



View of Open-Air Walkway



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THANK YOU

THE
HYM
INVESTMENT GROUP, LLC