



January 19, 2018

BY EMAIL

Mr. Tim Czerwienski
Mr. Michael Sinatra
Boston Planning and Development Agency
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

Re: Expanded Project Notification Form dated November 30, 2017 for the Suffolk Downs
Redevelopment Project and Expanded Project Notification Form dated December 5, 2017 for
the Suffolk Downs Phase 1 Project

Dear Tim and Mike:

This letter is to provide supplementary information for the above referenced Expanded Environmental
Notification Forms filed under Article 80 of the Boston Zoning Code.

Attached to this letter is a schedule of the initial estimated Gross Floor Areas for the two buildings
which comprise the Phase 1 Project and a definitive calculation of the Gross Floor Areas based on the
construction plans will be provided prior to issuance of a building permit. Based on the estimated Gross
Floor Areas, the Housing and Jobs Exaction Payments for the Phase 1 Project under Article 80B-7 of
the Zoning Code are calculated as follows:

Total Gross Floor Area		
(Development Impact Uses)		518,657 sf
<u>less</u> threshold exclusion		- 100,000 sf
		418,657 sf

		418,657
multiplied by Housing Exaction Rate	x	<u>\$8.34</u>
Housing Exaction Payment		\$3,491,599.38

		418,657
multiplied by Jobs Exaction Rate	x	<u>\$1.67</u>
Jobs Exaction Payment		699,157.19

Total Housing and Jobs Exaction Payment: \$4,190,756.19

Also, we have been informed by the MEPA staff that the maximum amount of wetlands alteration that
can be approved by MEPA under the expedited review process for the Phase 1 Project cannot exceed
the 10 acre threshold under MEPA regulations for a mandatory Environmental Impact Report. The
placement of clean fill is an important best practice for open space areas that are publicly accessible.
Under the Massachusetts Wetlands Protection Act, the open space areas included within the Phase 1
Project are regulated as wetlands (Land Subject to Coastal Storm Flowage), and the placement of clean



fill in these areas is considered an “alteration” of wetlands. Therefore, the amount of open space within the Phase 1 Project that can be made publicly accessible prior to final MEPA approval for the Suffolk Downs Master Plan Project must be limited to the areas shown on the attached plan as areas 1, 2 and 3. While areas 4 and 5 will be open space, these areas will not be able to receive clean fill and be made publicly accessible as part of the Phase 1 Project until after final MEPA approval of the Master Plan Project.

We expect that the Master Plan Project will receive final MEPA approval well before the construction of Phase 1 Project is completed, and that all of areas 1-5 will be opened to the public at the same time. However, we request that the BPDA’s approval of the Phase 1 Project allow public access to areas 4 and 5 to be deferred if necessary due to any delays in the MEPA approval process.

We are also requesting that the BPDA allow the landscaping design for the Phase 1 Project open space (areas 3-5) to be deferred until later in the Article 80 process for the Master Plan Project so that it can be integrated with the overall design for the 40 acre network of open space to be provided for the entire site. The landscaping design will, of course, be subject to review by the BCDC and approval by the BPDA as part of the design review process.

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, 11th Floor
Boston, MA 02114

cc: Richard Rudman
Douglas J. Manz

