

SOUTHFIELD REDEVELOPMENT AUTHORITY

South Weymouth Naval Air Station

Weymouth, Rockland & Abington

Community Update

October 27, 2022



Brookfield & **NEW ENGLAND**
Properties **DEVELOPMENT**

South Weymouth Naval Air Station

- Welcome – Tom Henderson, Chair
- Introductions
- Master Developer Selection Process
- Why Brookfield Properties/New England Development?
- SRA Role
- Tonight's Presentation

THE PROJECT TEAM

Master Developer:

New England Development / Brookfield Properties

John Twohig / Tony Green / Sid Kerrigan

Key Consultants:

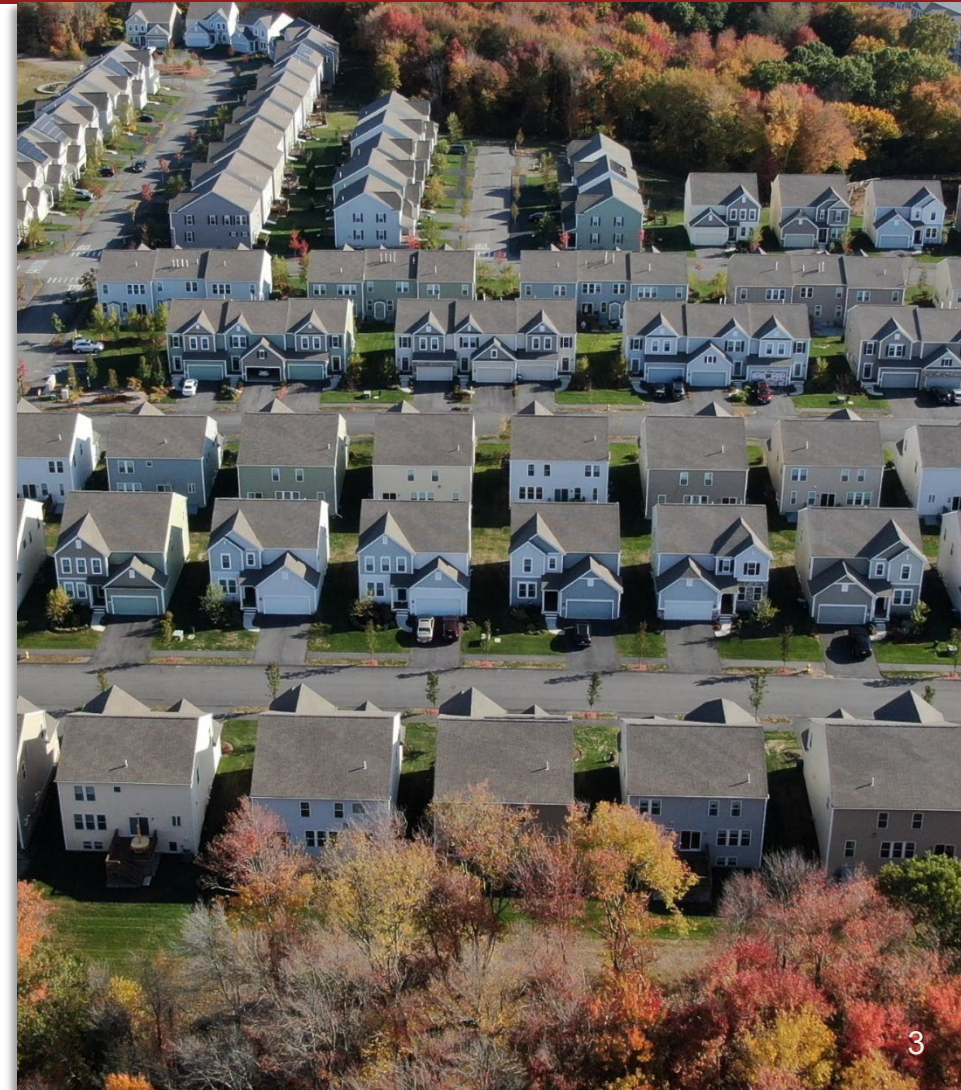
Master Planner, DumontJanks, **Ricardo Dumont**

Architect, Elkus Manfredi, **David Manfredi**

Traffic Engineer, Vanasse & Associates, **Jeffery Dirk**

Technical Infrastructure, Tetra Tech, **Bob Daylor**

Permitting, Goulston & Storrs, **Tim Sullivan**



THE PROJECT TEAM

New England Development

NED generates **long-term value to communities**, customizing solutions for each setting. We're invested in the communities in which we are a part, and we take an **all-inclusive approach** to development. From the outset, we seek input from community leaders, and partner with state and city entities, neighbors, residents, and tenants. The result: projects that add lasting value to the communities in which we do business – **adding to the tax base, improving infrastructure, creating jobs**, and **enhancing community stature**.

4,000

Residences
Permitted In MA

\$4 Billion

Development Pipeline

50 Million+ SF

Developed and Managed

UNIVERSITY STATION

Westwood, MA

Brookfield
Properties & NEW ENGLAND
DEVELOPMENT



120 Acres

Zoned for retail, office, residential, medical and hotel uses

25 Acres

Open Space

2 Million SF

Mixed-Use

- Retail
- 2 Hotels
- 650 Residences
- 3 Office Buildings



CAMBRIDGESIDE

30+ Years – Committed Long Term

Brookfield Properties & NEW ENGLAND DEVELOPMENT



2

Public Parks

160

New Residences

2 Million SF

Mixed-Use

- Office
- Lab
- Retail
- Residential

Status:

Under Construction



1979



1990



CambridgeSide 2.0

ALLSTON YARDS

Mixed-Use Community

Brookfield Properties & NEW ENGLAND DEVELOPMENT



870

New Residences

120,000 SF

Retail

420,000 SF

Office & Lab

1.5 Million SF

Mixed-Use

2 Acres

Park and Community Space

Status:

Under Construction

THE PINEHILLS

Master Planned Mixed-Use Community

Brookfield Properties & NEW ENGLAND DEVELOPMENT



3,243 Acres

3,065

New Residences

1.3 Million SF

Mixed-Use

175 Acres

The Village Green – A mixed-use center with a town green



THE PROJECT TEAM

Brookfield Properties

We are proud to create the places people want to live, work, discover + connect

Brookfield Properties is a fully-integrated, global real estate company that provides **industry-leading portfolio management** and **development capabilities** across a broad range of real estate investment strategies including office, retail, residential, mixed-use, hospitality and multifamily. Leveraging our **extensive experience**, **deep operating expertise**, **financial strength** and **capital discipline**, Brookfield Properties creates unparalleled experiences by re-entitling and master-planning communities, managing the subsequent execution phases of the value creation process in design, development and construction and realizing a property's highest and best use.

\$211 Billion
Real Estate Assets

450 Million SF
Commercial Space

60,000
Managed Apartments

40 Million SF
Under Construction

50
Master Planned Communities
in 38 North American Markets

BROOKFIELD PROPERTIES

University Park at MIT

East Cambridge, MA



30
Total Acres

674
Residential Units

12
Research & Office
Buildings

250,000 SF
Hotel, Restaurant
& Retail Spac

1.7 Million SF
Research Space

Mixed-Use Asset

Natick Mall

Natick, MA



228
Retailers

150,000 SF
Grocery &
Restaurant
Space

1.7 Million SF
Retail Space

Retail Asset

BROOKFIELD PROPERTIES

Playa Vista

Playa Vista, CA



Mixed-Use Asset

460 Acres

15,000
Residences

3.2 Million SF
Creative Office
Space

250,000 SF
Retail

165 Acres
Parks + Open
Space

Nexton

Summerville, SC



Mixed-Use Asset

5,000 Acres

17,500
Residences

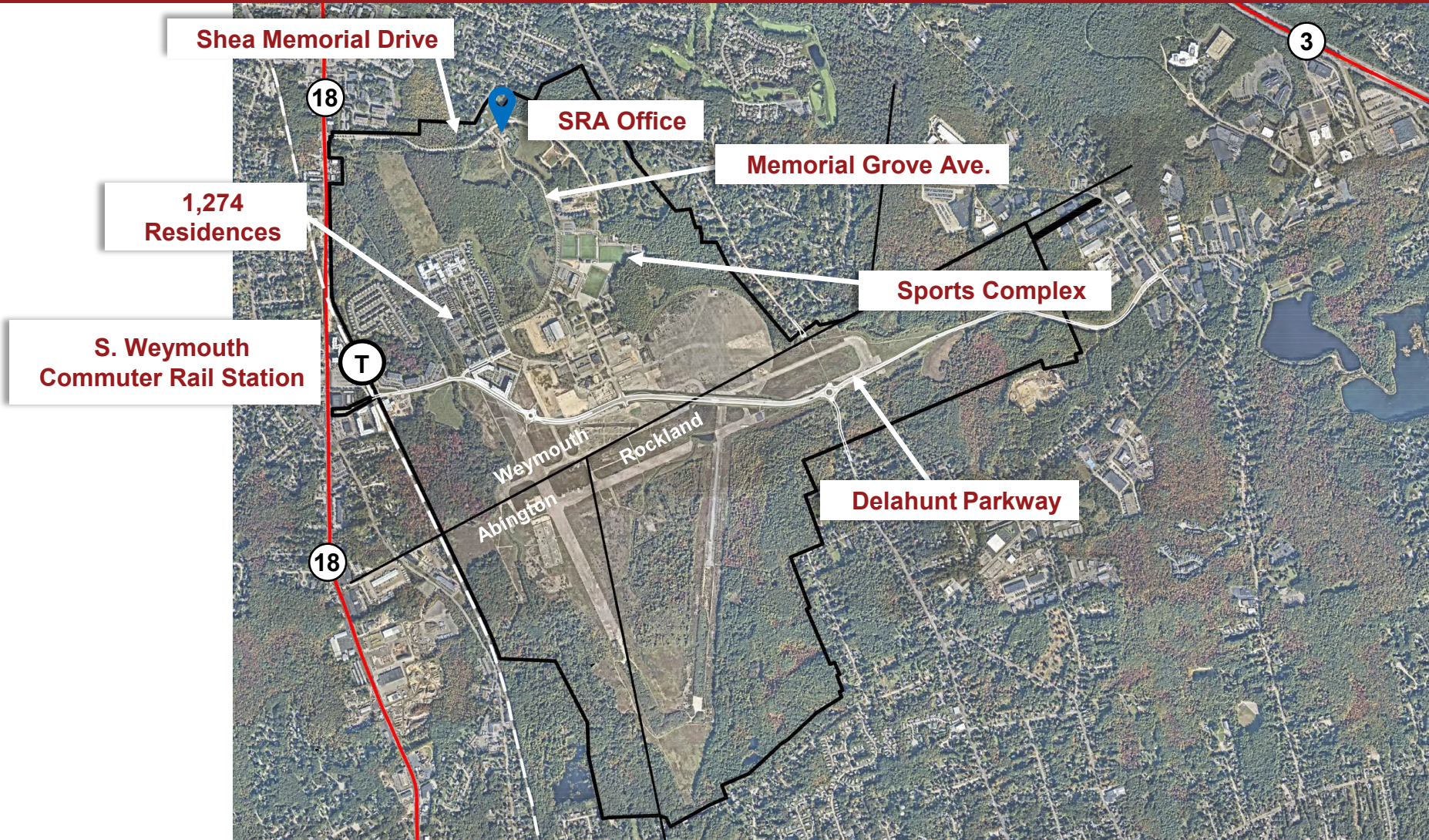
6 Million SF
Retail/Office
Space

1,500 Acres
Parks + Open
Space

AGENDA

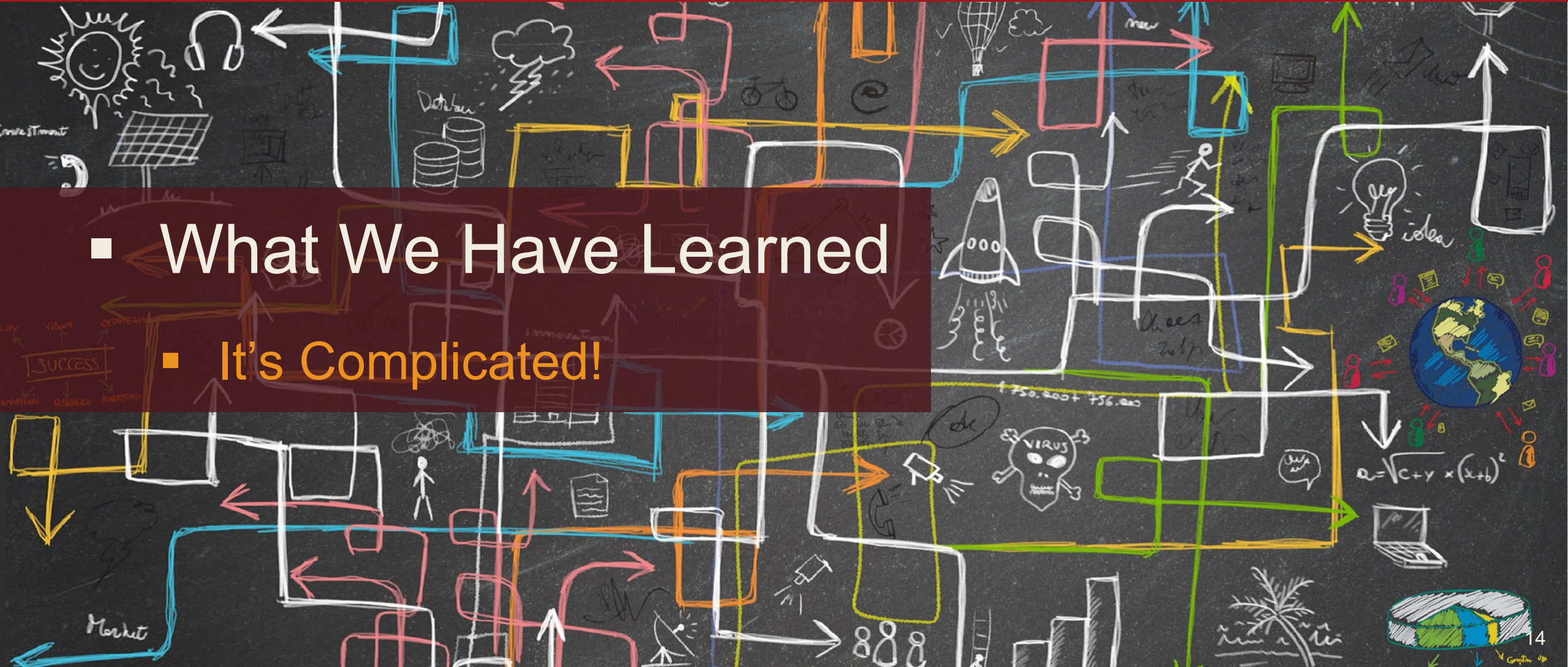
- What We Have Learned
- What We Have Been Doing Since Selection
- What To Do With The Land
- How Do We Do It
- What We Have Heard
- Questions & Answers

SOUTH WEYMOUTH NAVAL AIR STATION - *Today*

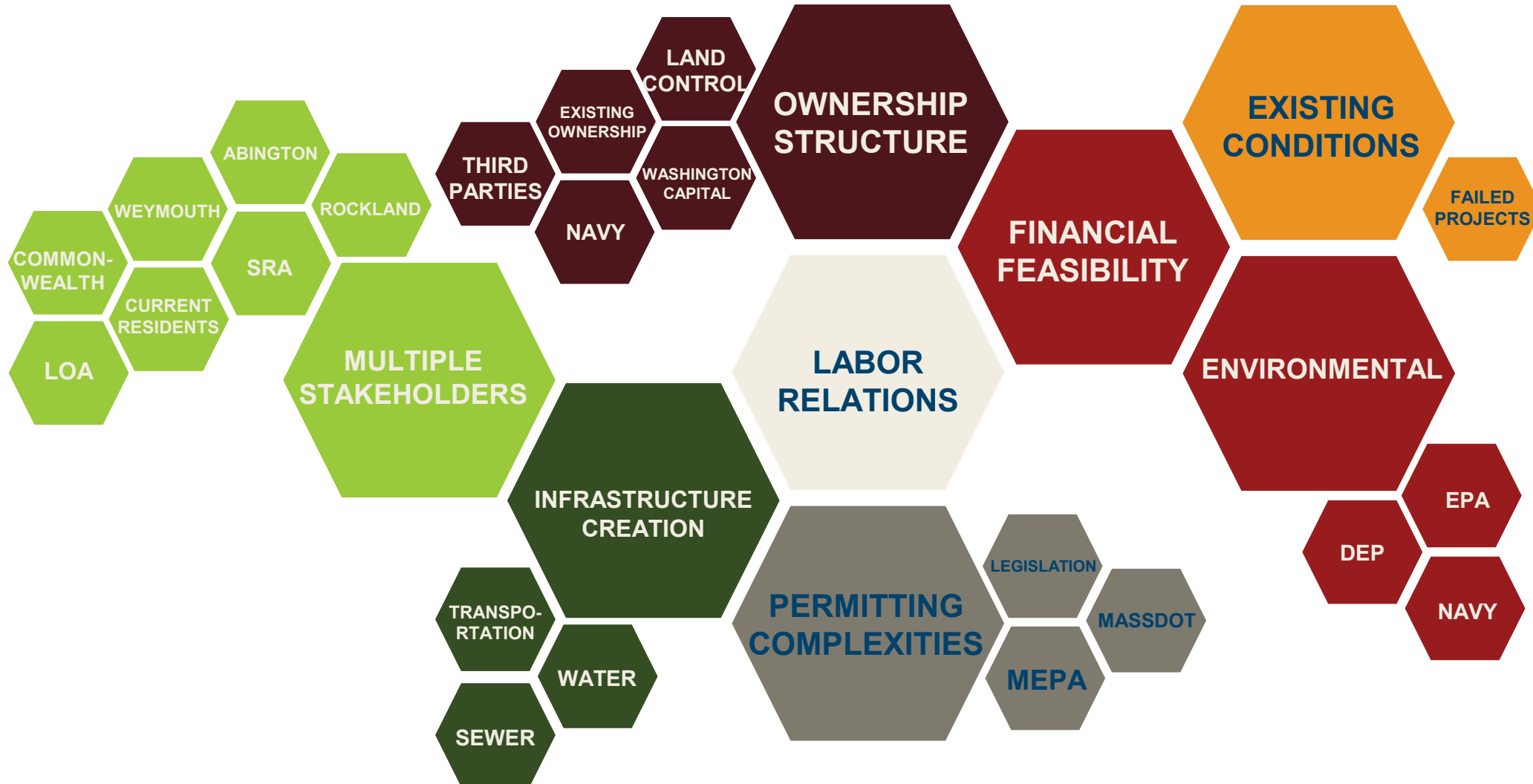


AGENDA

- What We Have Learned
 - It's Complicated!



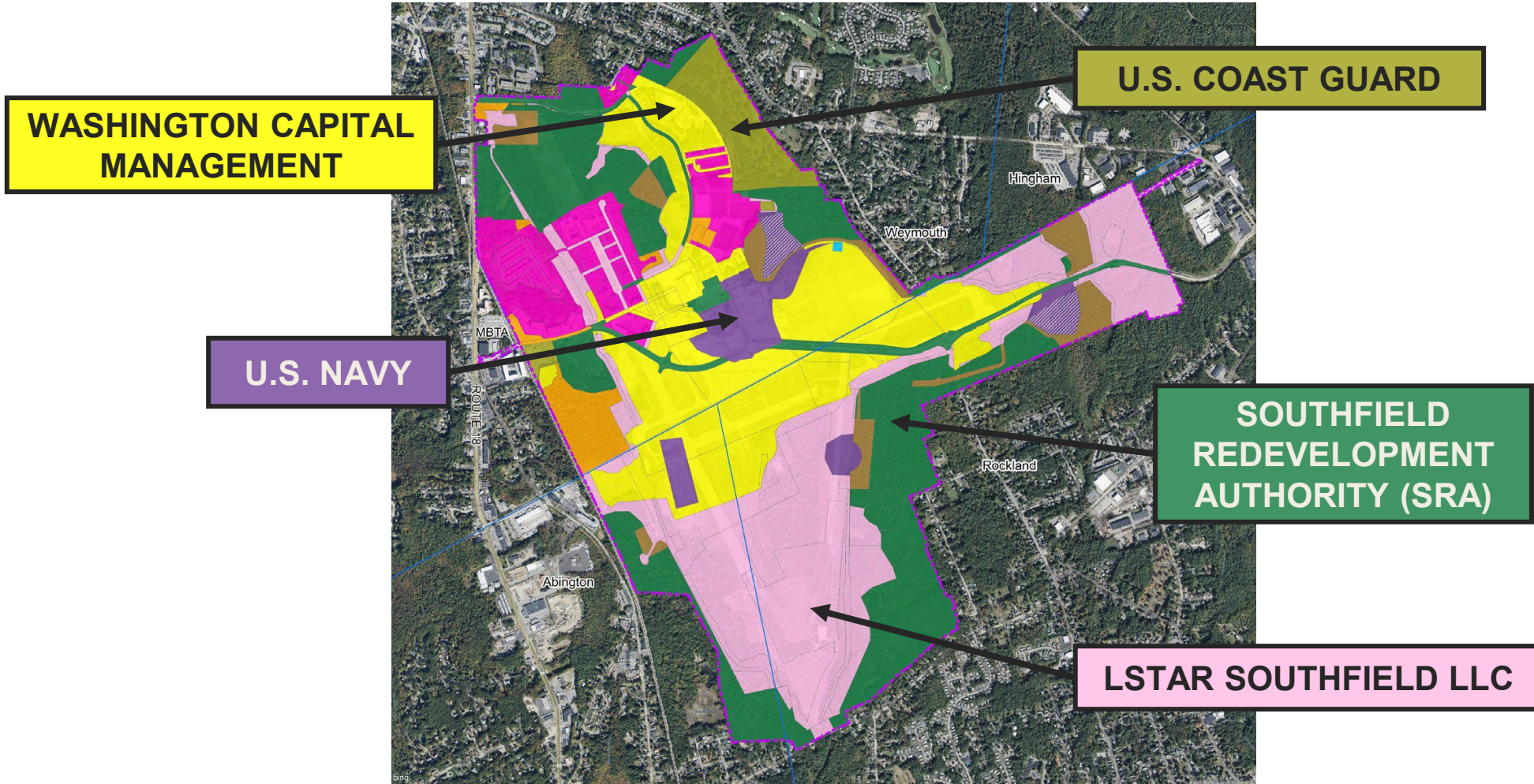
MULTIPLE CHALLENGES



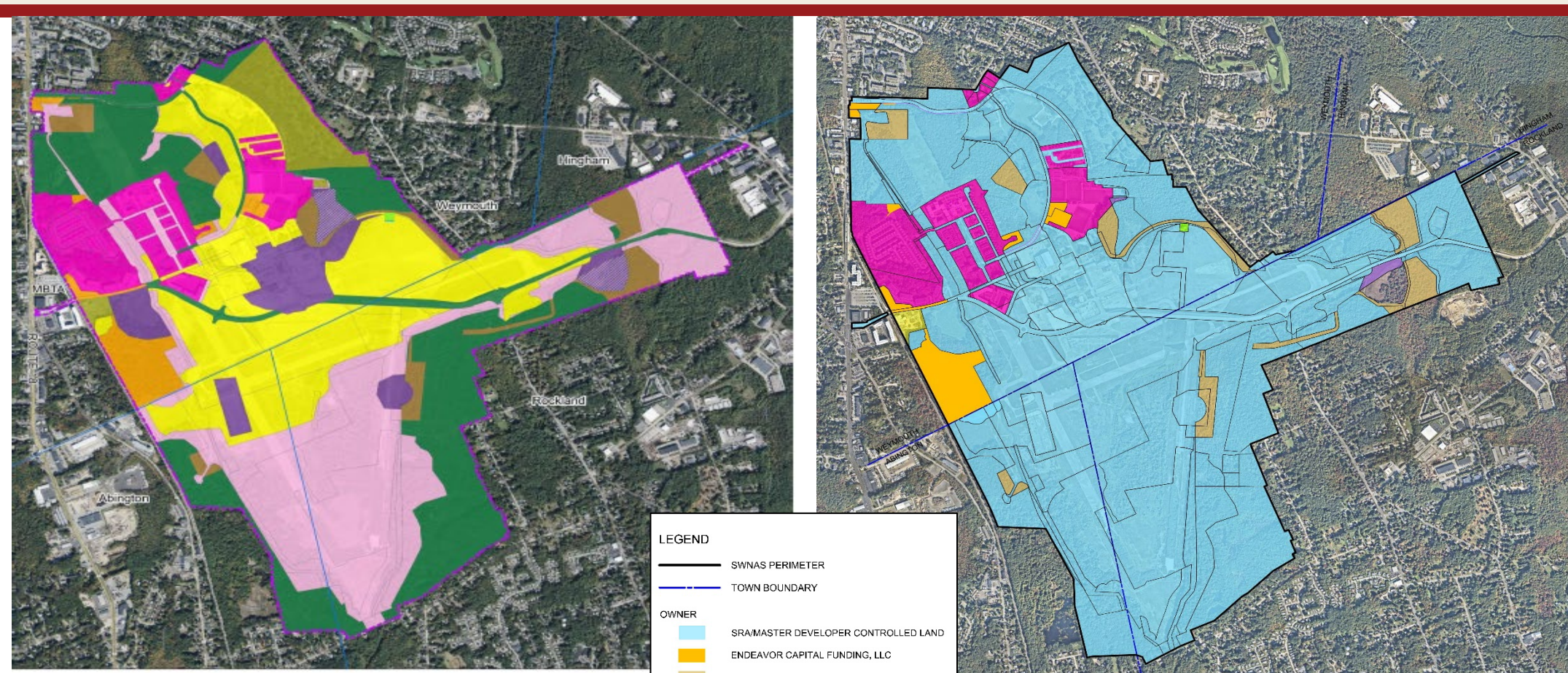
- What We Have Been Doing Since Selection
 - Land Ownership
 - Infrastructure
 - Regulatory Documents
 - Understanding The Land

Land Ownership

LAND AGREEMENTS



LAND CONTROL/OWNERSHIP



Ownership at Selection - 2020

SRA/Master Developer Controlled Land - 2022

Infrastructure

INFRASTRUCTURE: Water, Sewer, Transportation

Water Alternatives

- MWRA
- Brockton Aquaria

Sewer Alternatives

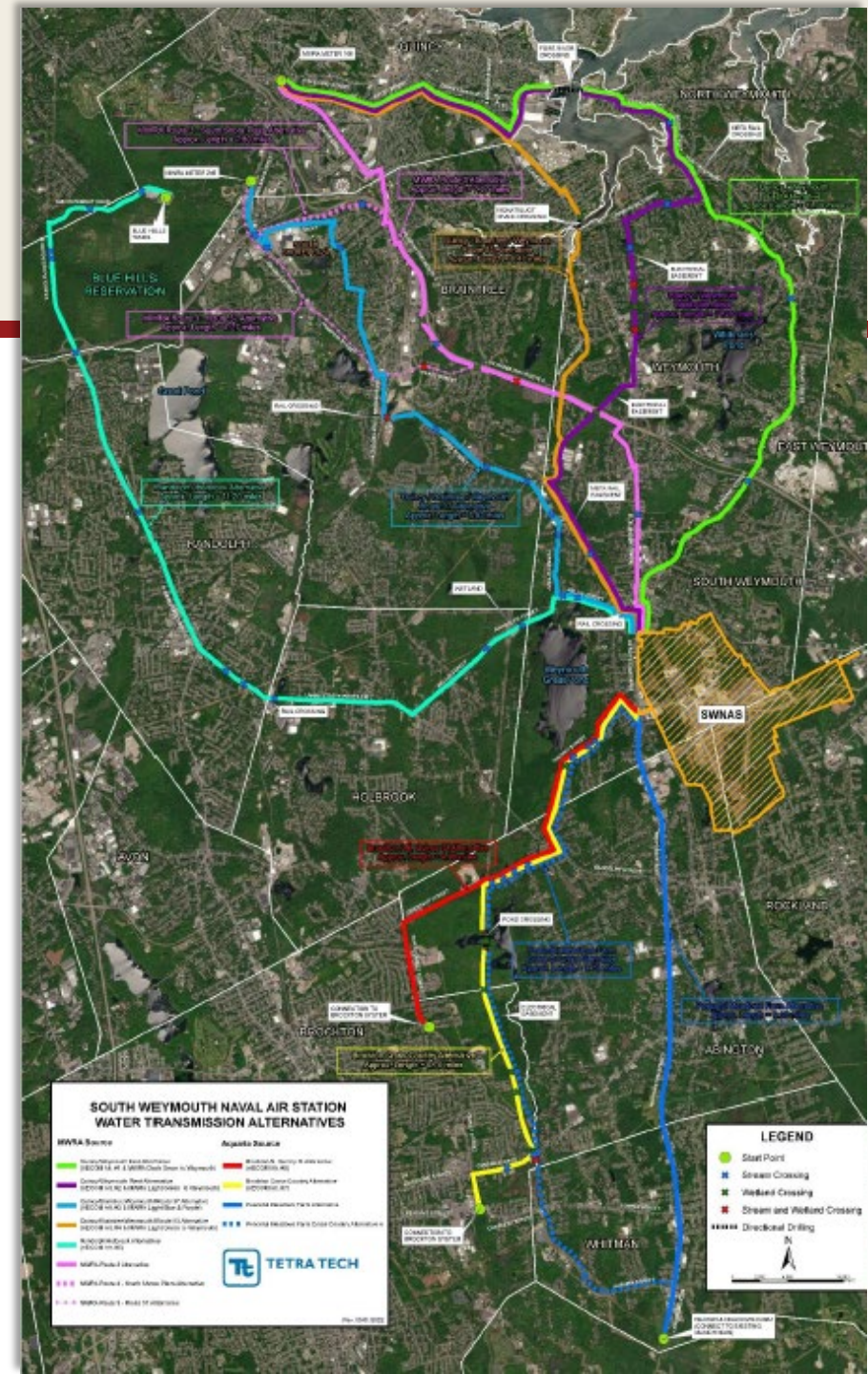
- Weymouth (MWRA)
- Rockland/Abington
- On-Site WWTP

Transportation

- East-West Parkway
- Off-Base Improvements

Funding Opportunities

- MassWorks
- Federal/State Grants
- Bonding



Regulatory Documents

REGULATORY DOCUMENTS

- Re-Use Plan
- Zoning
- Subdivision
- Wetlands
- Affordable Housing
- Design Guidelines
- Sustainability



Understanding the Land

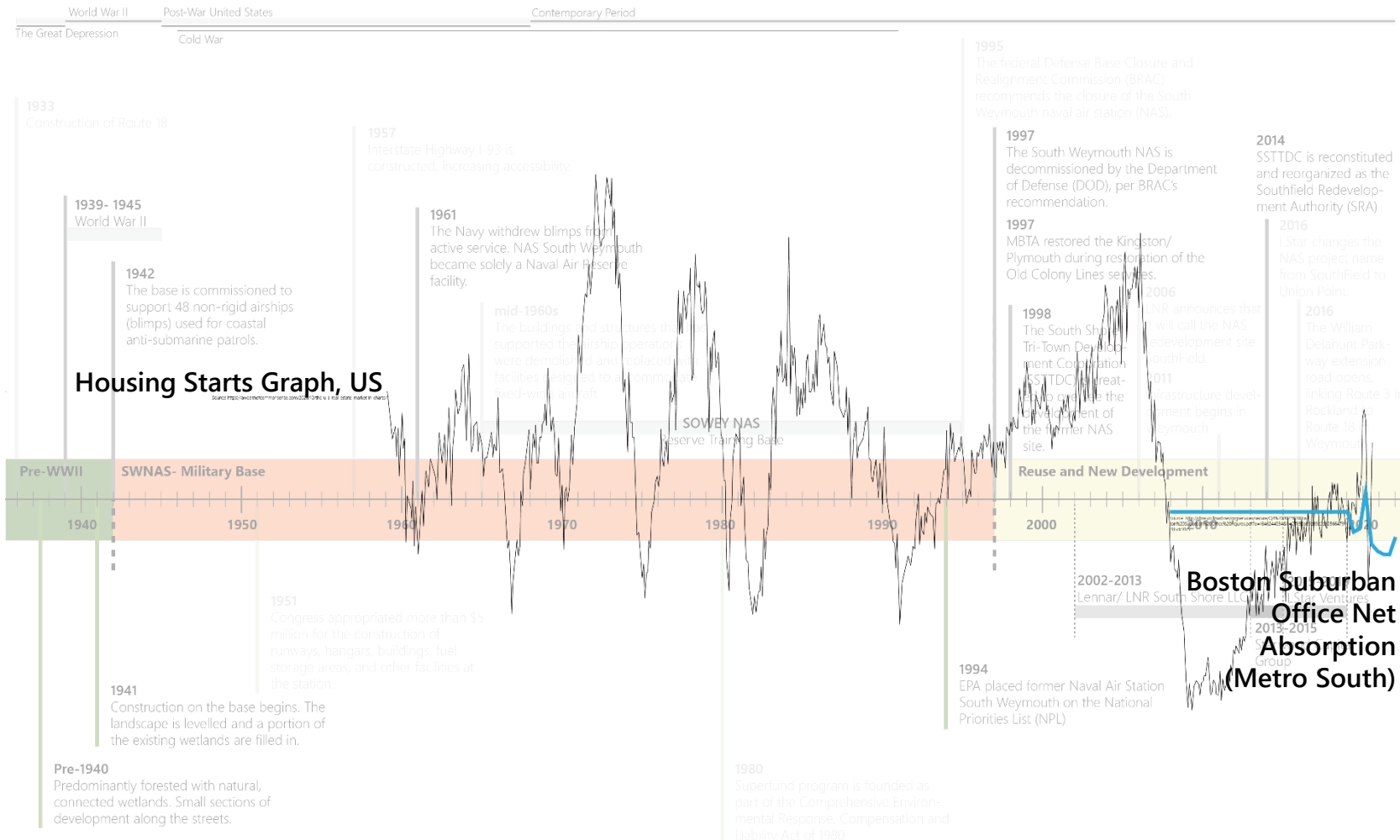
AGENDA

- What To Do With The Land
 - The Land Before The Base
 - The Land As The Base
 - The Land Today
 - What Could It Be?

A Great Location



Land history



Land History and Transformation

Pre-WWII Landscape

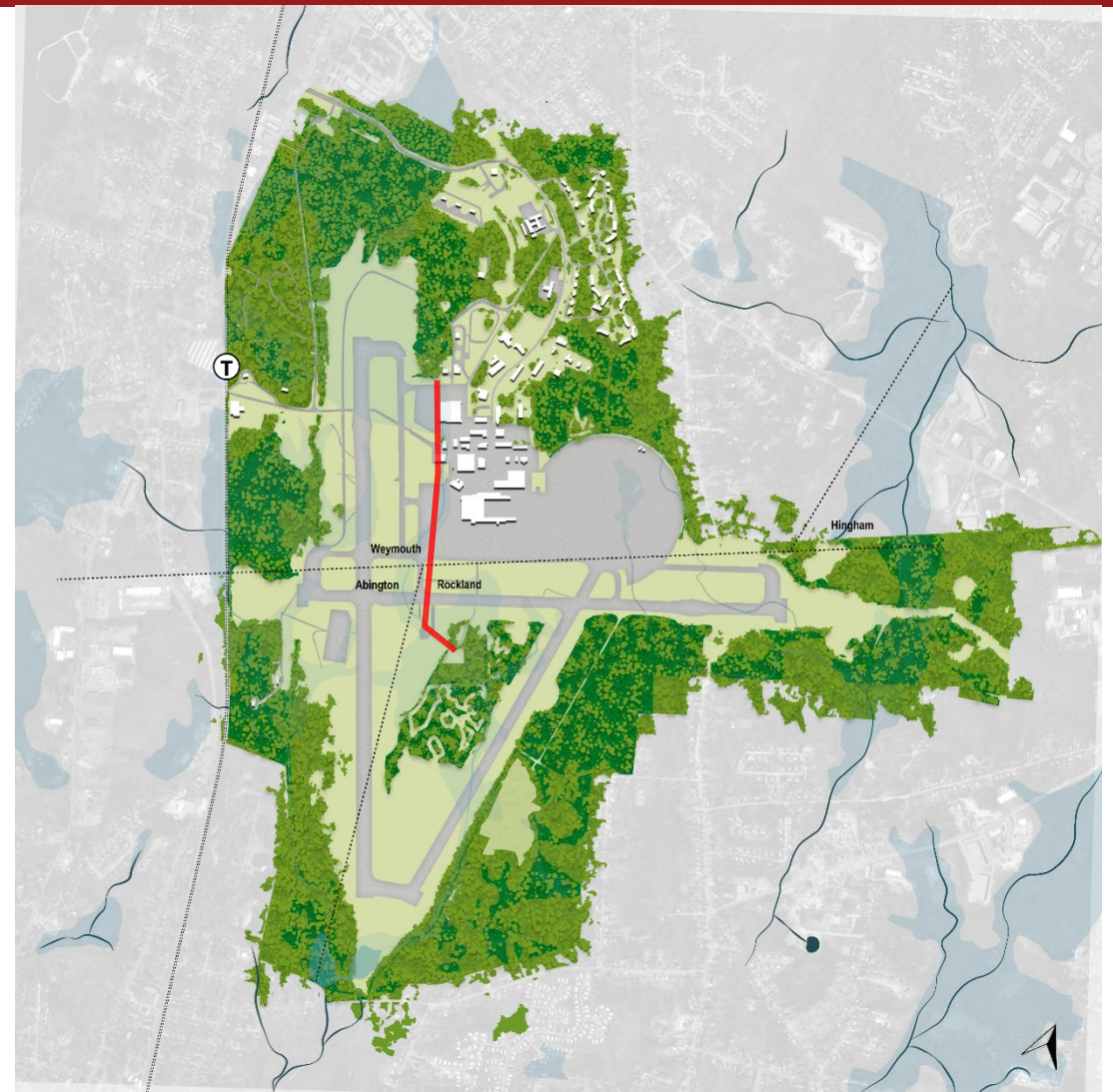
- **1933:** Construction of Route 18
- **1939:** World War II begins
- **Pre-war:** Predominantly forested with natural, connected wetlands, Huckleberry Hill, and a few buildings and streets
- **1941:** Base construction begins. The hilly landscape is levelled to fill in a portion of the existing wetlands.



Land History and Transformation

SWNAS- Military Base

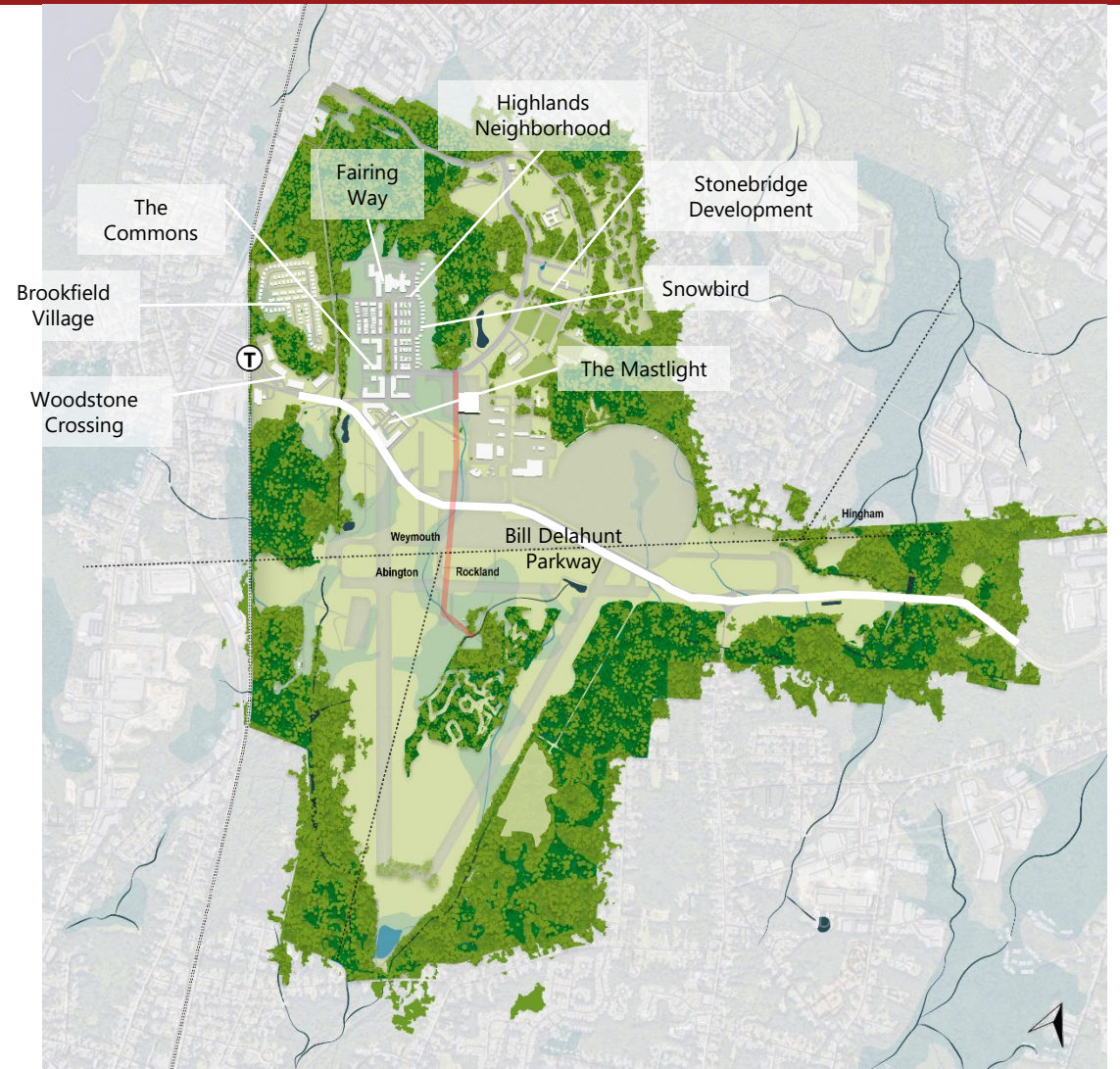
- **1942:** The base opens with 48 airships (blimps) for coastal anti-submarine patrols
- **1961:** The Navy withdraws blimps from active service. NAS South Weymouth becomes a Naval Air Reserve facility
- **1997:** SWNAS is decommissioned by the Department of Defense (DOD), per BRAC's recommendation



Land History and Transformation

SWNAS Redevelopment: Becoming a Place

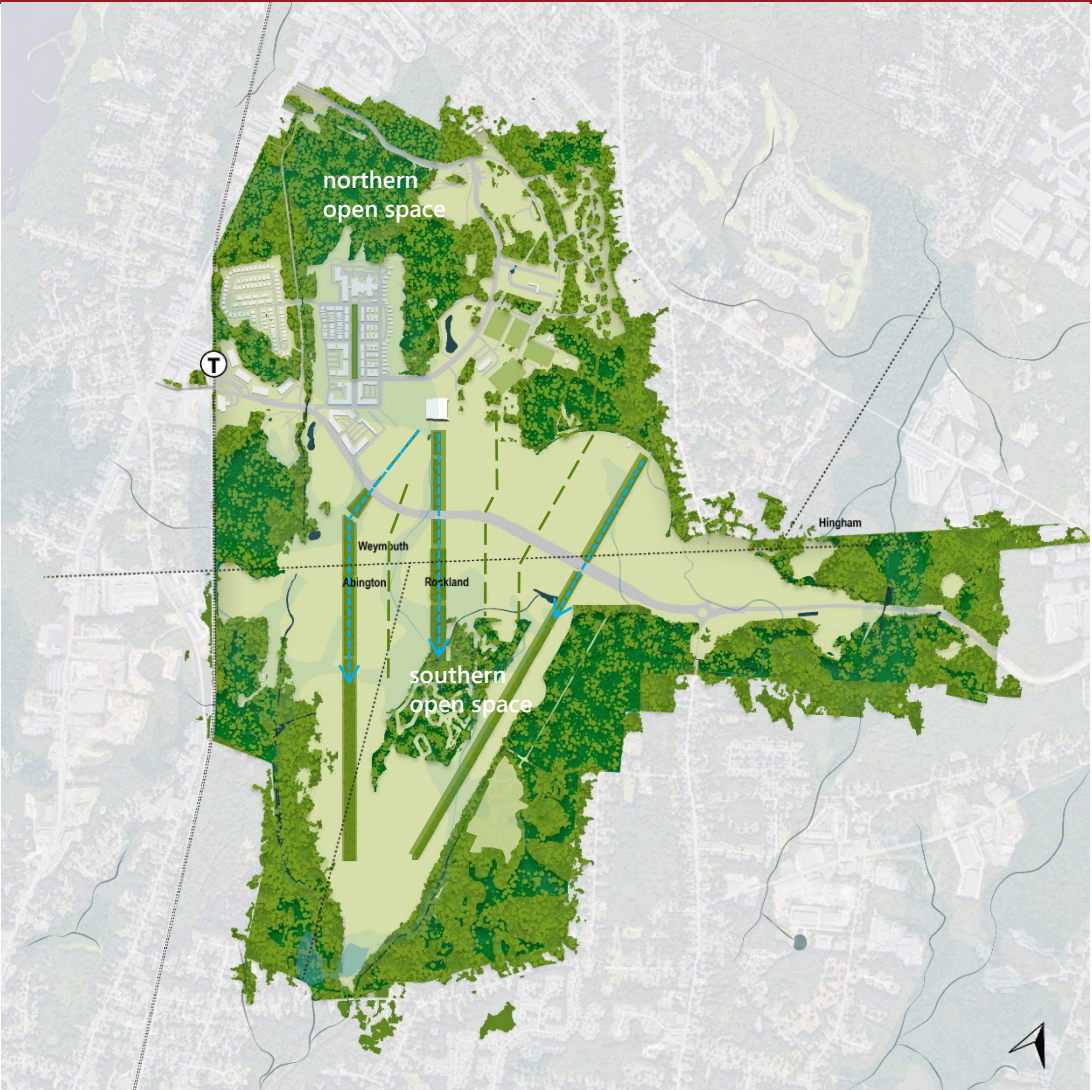
- **1998:** The South Shore Tri-Town Development Corporation (SSTDC) is created to oversee base redevelopment.
- **2002-2013:** Lennar/ LNR South Shore LLC
- **2013-2015:** Starwood Capital Group
- **2014:** SSTDC is reorganized as the Southfield Redevelopment Authority (SRA)
- **2015-2019:** LStar Ventures



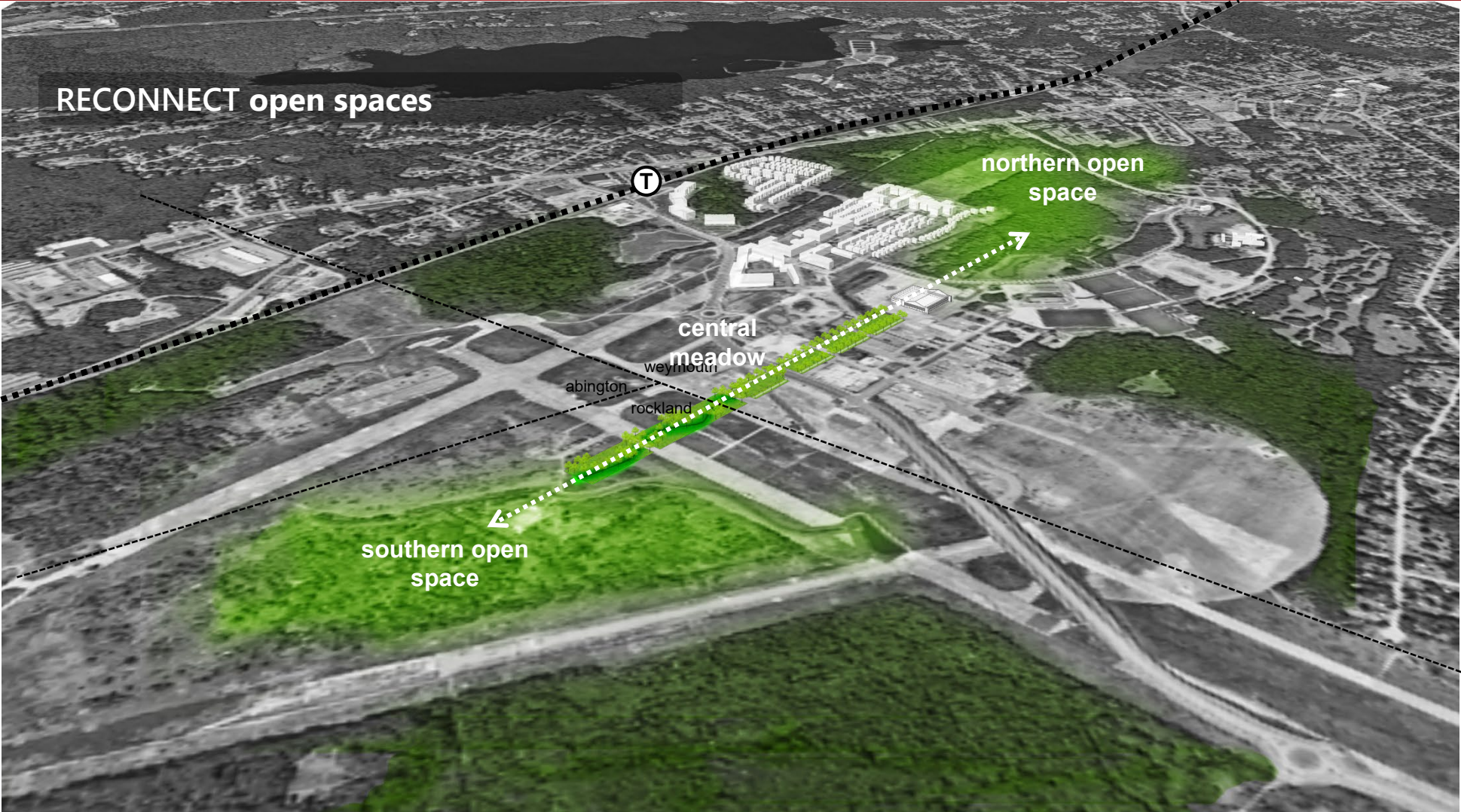
The Big Idea: Open Space Framework

Runways to Greenways

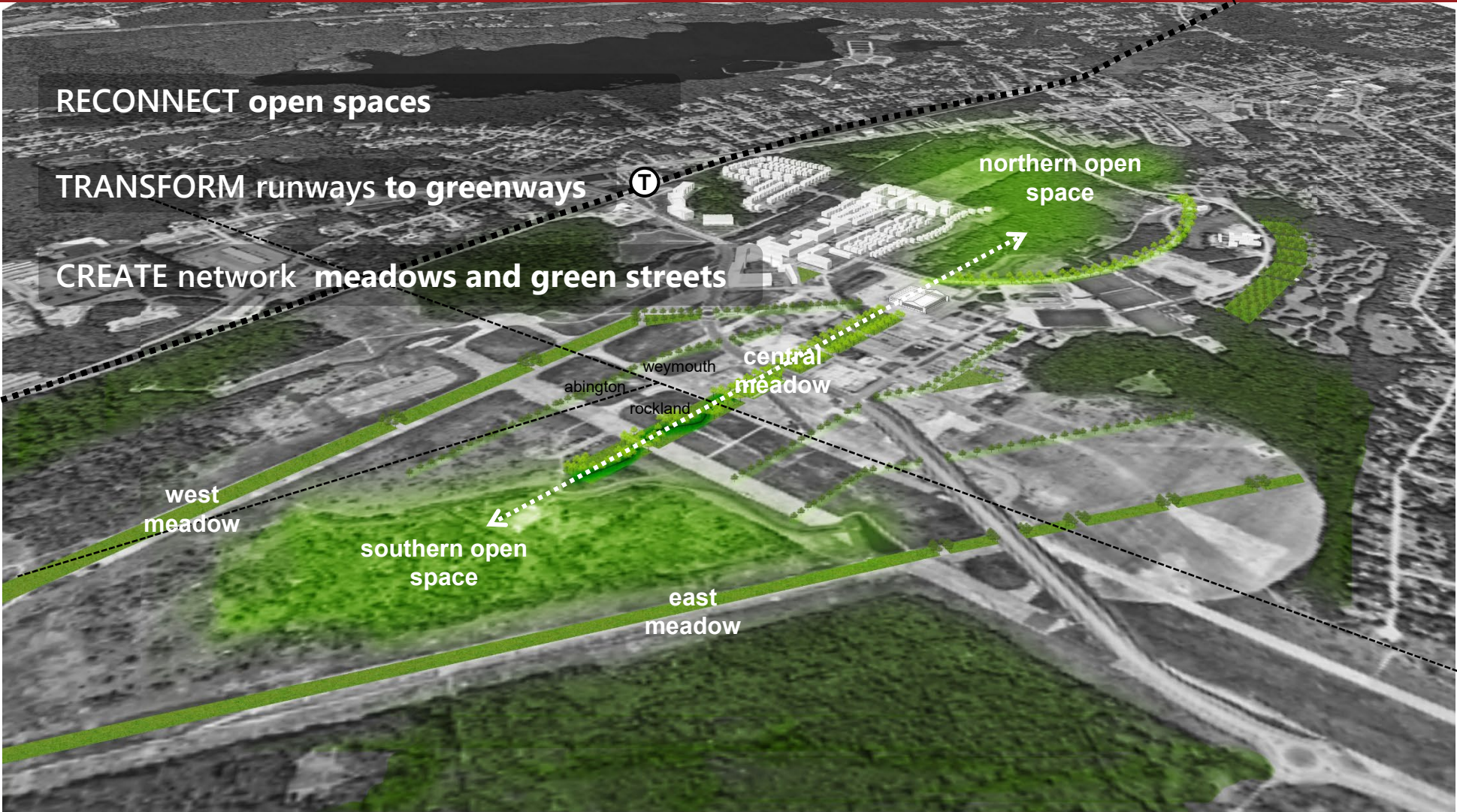
Bringing open space into the heart of the Base



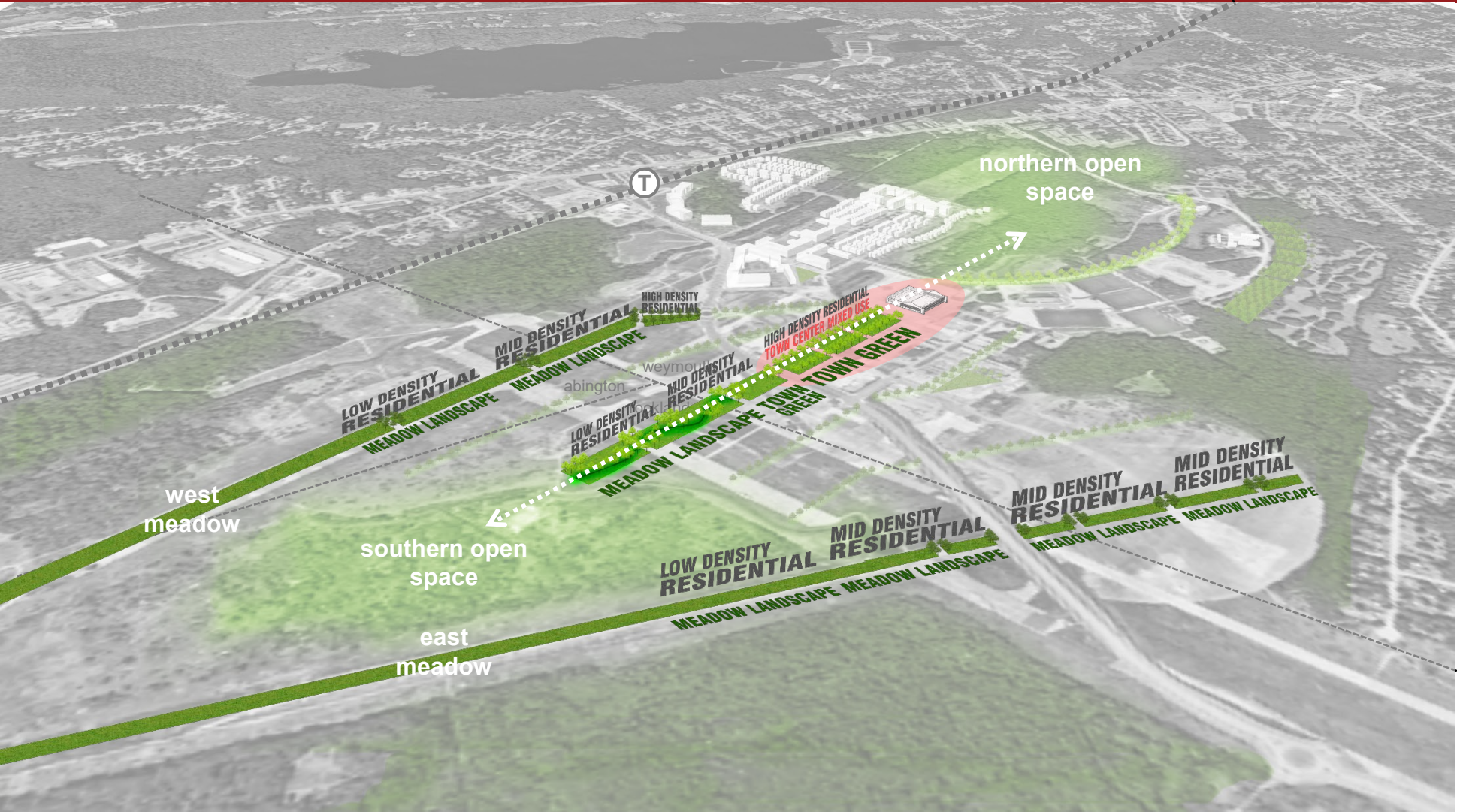
Open Space Framework



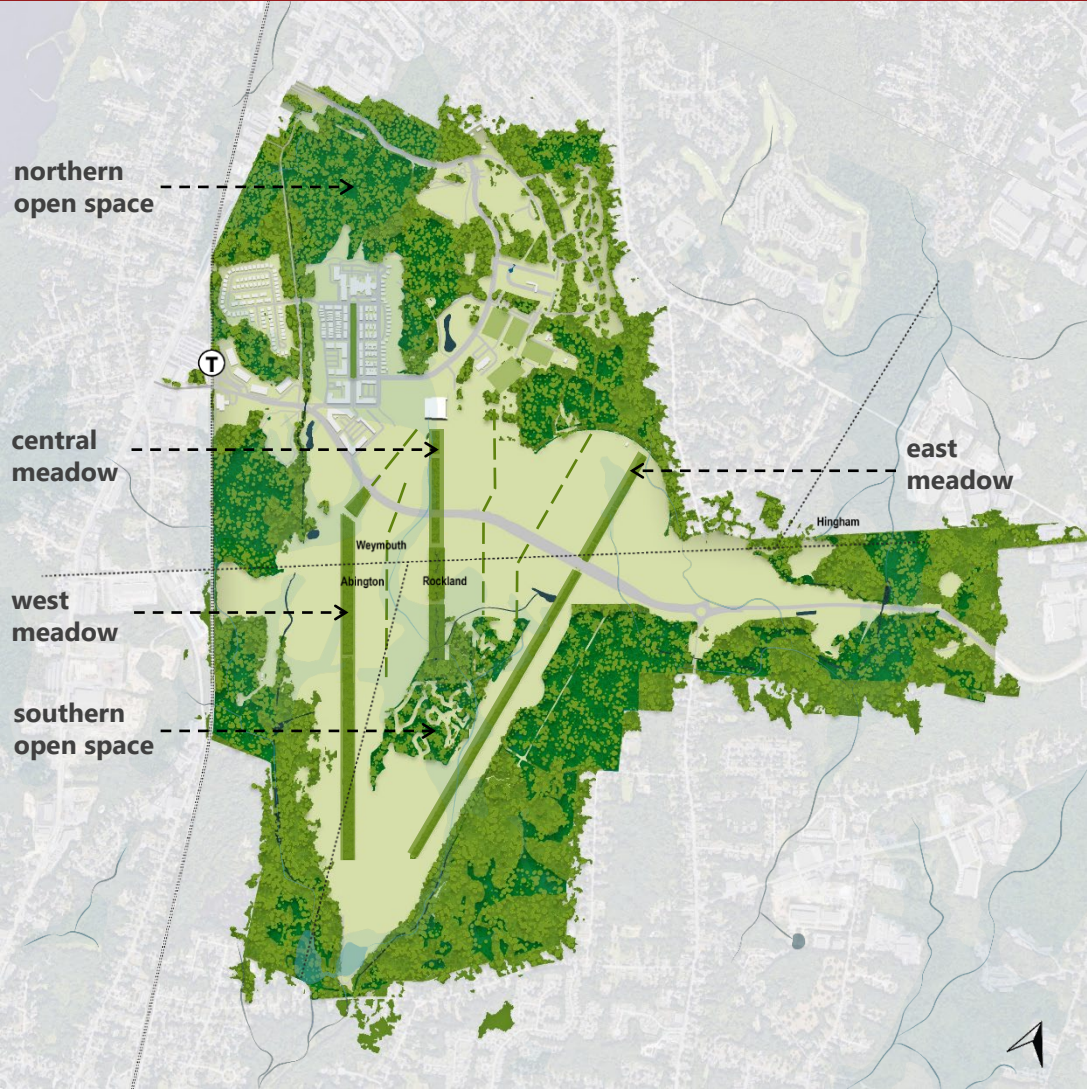
Open Space Framework



Open Space Framework, Town Center and New Neighborhoods



Open space framework for the masterplan



- How Do We Get There?
 - Process and Timing
 - What We Have Done
 - What's Next?

THE PROCESS GOING FORWARD

2022

SRA & Local

Draft Documents in Review

- Redevelopment Plan
- Zoning Bylaw
 - Design/Sustainability Guide
 - Affordable Housing Plan
- Wetland Rules & Regulations

2023

Local & State

- Town Meeting & Council
- Zoning Approvals
- Wetland Rules & Regulations
- State Filings: MEPA, NHESP, MassDOT, MADEP

2024

State

- Finalize MEPA, MassDOT, MADEP, NHESP
- Amend Legislation

WHAT WE HAVE DONE & WHAT'S NEXT

LAND CONTROL

- Designation and ENA
- WCM Land Agreement
- U.S Coast Guard Auction Award
- U.S Coast Guard Closing – Oct 7
- LSTAR Appraisal
- LSTAR Title & Survey
- LSTAR Taking
- Navy “Tea Pot” Land
 - Ongoing DEP /EPA Coordination
 - F.O.S.T

INFRASTRUCTURE

- MADOT Route 18 Sewer Upsizing
- MWRA Water Supply Options/Routes
- Aquaria Water Supply Options/Routes
- Assist w/ Rockland MassWorks Application Filing
- EPG Weymouth / SRA Water and Wastewater Report
- Sewer Weymouth (MWRA) System Analysis
- Transportation Improvements

PLANNING, ZONING & SUBDIVISION

- Master Plan Framework; Connecting Open Space
- All Regulations Drafted

SRA

- Modify Re-Use Plan
- Revise Zoning and Subdivision Regulations
- Adapt Design & Sustainability Guide
- Incorporate Affordable Housing Plan
- Weymouth Town Council
- Rockland Town Meeting
- Abington Town Meeting

STATE

- MEPA
 - Initial MEPA Coordination Meetings
- MADOT
- MADEP
- NHESP
- LEGISLATION

WHAT WE HAVE HEARD

- What have you been doing?
- Why will it work this time?
- Will there be new residential? What types?
- Will there be new commercial?
- Will there be a “Town Center”?



QUESTIONS & ANSWERS

Brookfield
Properties & NEW ENGLAND
DEVELOPMENT

Our Website: ReimagineTheBase.com
WETC Link to Recording: Weymouth.tv





Thank you!