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March 3, 2023

**VIA HAND DELIVERY**

Chair Thomas Henderson  
and Members of the Southfield Redevelopment Authority (SRA) Board  
Southfield Redevelopment Authority  
223 Shea Memorial Drive  
South Weymouth, MA 02190  
[thenderson@southfieldra.com](mailto:thenderson@southfieldra.com)

**Re: Redevelopment Plan**

Dear Chair Henderson:

On behalf of the designated Master Developer, a joint venture between New England Development and Brookfield, we are pleased to submit the enclosed draft Final Redevelopment Plan for the former South Weymouth Naval Air Station (the "Base"). As you know, the existing Plan has not been updated since the prior Master Developer defaulted and the existing Plan does not reflect the current intention for redevelopment.

The enclosed Plan has been prepared in cooperation with the SRA staff and counsel to ensure that it aligns with the SRA's long-term planning goals for the Base. The Plan includes a discussion of the history of the redevelopment, land uses, potential infrastructure solutions and open space. It sets forth a planning vision to be implemented by zoning, where the "Completed Area" will remain as is, the "Developable Area" will be subject to new permits and approvals and a significant amount of the "Open Space" will be as shown along the perimeter (each of these areas as shown on the 2023 Land Use Plan attached as Exhibit B to the Plan). The Plan contemplates that, depending on market demands and conditions, the amount of residential and commercial development within the "Developable Area" may fluctuate, provided that the infrastructure is sufficient to support such development. Unlike the prior Redevelopment Plans that were never realized and which provide for rigid allocation of square footage to use categories, the flexibility proposed in the Plan intends to acknowledge and adapt to the changing circumstances inherent to a long-term development.

Exhibit A to the Plan sets forth a Fiscal Analysis, which analyzes, at full buildout, the potential tax revenues to the three (3) communities, based on a projected buildout. That Fiscal Analysis was prepared by RKG, a nationally recognized Economic Analysis Firm, used by many municipalities and state governments, including the SRA on numerous occasions. As you will see, there are very positive "net taxes" currently generated by existing development that will be further expanded by future redevelopment.

As detailed in the enclosed materials, the Plan has been drafted to be consistent with the SRA's planning vision and to provide a clear path (which will ultimately be implemented through zoning) to returning the Base to a productive use, benefiting the surrounding communities of Weymouth, Abington and Rockland.

Thank you for your consideration of the enclosed Plan. We look forward to presenting to the Board on March 15, 2023.

Very truly yours,

NEW ENGLAND DEVELOPMENT



John E. Twohig

Enclosures