

FACT SHEET

PLANNED DEVELOPMENT AREA NO. [____]
PDA MASTER PLAN AND DEVELOPMENT PLANS (PHASES 1-5)
SUFFOLK DOWNS REDEVELOPMENT, EAST BOSTON
_____, 2019

| | |
|-----------------------------|--|
| <u>Proponent</u> | The McClellan Highway Development Company, LLC, a Delaware limited liability company, its successors and assigns. The Proponent is an affiliate of The HYM Investment Group, LLC. |
| <u>PDA Area</u> | The Project will be located within the Boston portion of the former Suffolk Downs horse racing facility located at 525 McClellan Highway in East Boston and Revere (the " <u>PDA Area</u> "). The PDA Area contains approximately 109 acres. The larger Suffolk Downs site (the " <u>Suffolk Downs Site</u> ") also includes approximately 52 acres within Revere. The PDA Area is bounded by the Revere-Boston municipal boundary to the north, the MBTA Blue Line right-of-way to the east, McClellan Highway (Route 1A) and an oil tank farm to the west, and Waldemar Avenue to the south. The PDA Area is more specifically described on the attached <u>Exhibit A</u> and is depicted on the attached <u>Exhibit B</u> . |
| <u>Project</u> | The Project will include the phased redevelopment of the PDA Area into a mixed-use, transit-oriented community. The anticipated uses will include office, lab, hotel, retail, residential, parking, and other uses and will provide housing options such as apartments, condominiums, and senior housing. 25% of the Suffolk Downs Site will be dedicated to open space, with approximately 27-acres of open space in Boston and an additional approximately 13 acres of open space in Revere, all of which will be available to Boston residents. The Project is located adjacent to the Suffolk Downs MBTA Blue Line station, where a new public plaza with retail shops and outdoor seating areas will be constructed. |
| <u>Density</u> | The Project will contain up to 10,520,000 square feet of Gross Floor Area in the aggregate, and the floor area ratio (FAR) of the Project will not exceed 2.3. |
| <u>Height</u> | The maximum heights of the various buildings to be developed at the PDA Area shall range from 40 feet along Waldemar Avenue to 220 feet near the core of the Suffolk Downs Site, along Tomasello Drive. As the PDA Area borders the Orient Heights neighborhood to the south, the Proponent has agreed to subject a portion of the PDA Area to special restrictions on building height, gross floor area and increases in massing beyond the maximum building envelope, for the protection of the Orient Heights neighborhood. |
| <u>Construction Phasing</u> | Construction of the Project is anticipated to occur in five phases. Each Phase is described in the applicable PDA Development Plans, which provide for: |

| Phase | Total Gross Floor Area | Residential Gross Floor Area (including accessory uses) | Non-Residential Gross Floor Area | Minimum Required Active Ground Floor Gross Floor Area | Minimum Square Feet of Publicly Accessible Open Space |
|-------|------------------------|---|----------------------------------|---|---|
| 1 | 1,338,000 | 745,000 | 593,000 | 56,000 | 252,648 |
| 2 | 1,731,000 | 1,325,000 | 406,000 | 51,000 | 389,862 |
| 3 | 2,905,000 | 1,994,000 | 911,000 | 53,000 | 168,914 |
| 4 | 3,183,000 | 2,047,000 | 1,136,000 | 0 | 175,975 |
| 5 | 1,363,000 | 1,199,000 | 164,000 | 0 | 196,945 |
| Total | 10,520,000 | 7,310,000 | 3,210,000 | 160,000 | 1,184,344 |

- Public Benefits Development of the Project will provide substantial public benefits to the East Boston neighborhood and the Cities of Boston and Revere, including
- an estimated total of \$170 million in roadways, sidewalks, bicycle paths and pedestrian paths, water, sewer and storm drainage facilities across the Suffolk Downs Site, and a total of 40 acres of publicly accessible open space in Boston and Revere,
 - an approximately \$50 million program of off-site transportation improvements to multiple key streets, intersections, transit facilities and related infrastructure, including significant improvements to Route 1A, shuttle bus service to off-site locations, and bicycle parking and bike-sharing facilities,
 - 13% of the residential units in the Project will be affordable units,
 - an affordable housing payment of \$9.03/sf and a jobs creation payment of \$1.78/sf will be paid for all office, research & development, retail and hotel space in excess of the first 100,000 sf, and
 - approximately 10% of retail space in the Project will be allocated to local businesses with flexible lease terms, and 2,500 square feet of community space will be provided to support local East Boston community groups.

Non-Discrimination Covenant The Proponent has agreed to enter into a non-discrimination covenant binding on future owners that prohibits discrimination based on race, creed, color, sex, sexual preference, disability, religion or national origin and is a requirement for development parcels sold by the City of Boston, which is not the case here.

Zoning The PDA Area is located within the Suffolk Downs Economic Development Area of the East Boston Neighborhood District of the Boston Zoning Code and is also in a Special Study Overlay Area.

Exhibit A

Legal Description of the PDA Area

[see attached]

METES AND BOUNDS DESCRIPTION
Suffolk Downs
Boston Parcel
Boston, Massachusetts

A certain parcel of land situated in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, shown on a plan entitled "Suffolk Downs Boston Parcel", dated February 1, 2019, prepared by Beals and Thomas, Inc. More particularly bounded and described as follows:

Beginning at most northwesterly corner of the premises, thence running;

S 72° 55' 46" E 102.09 feet to a point, thence turning and running;

N 30° 38' 04" E 35.00 feet to a point, thence turning and running;

S 72° 55' 46" E 143.76 feet to a point, thence turning and running;

S 58° 55' 56" E 615.50 feet to a point, thence turning and running;

S 56° 06' 46" E 304.47 feet to a point, thence turning and running;

NORTHEASTERLY by a curve to the left with a length of 155.68 feet and a radius of 120.00 feet to a point, thence turning and running;

N 49° 33' 19" E 311.11 feet to a point, thence turning and running;

N 44° 12' 04" E 473.63 feet to a point, thence turning and running;

N 47° 38' 04" E 169.84 feet to a point, thence turning and running;

N 41° 59' 00" E 112.90 feet to a point, thence turning and running;

N 50° 20' 34" E 426.66 feet to a point, thence turning and running;

N 78° 09' 14" E 106.63 feet to a point, thence turning and running;

N 89° 49' 19" E 74.99 feet to a point, thence turning and running;

N 83° 20' 52" E 190.40 feet to a point, thence turning and running;

N 78° 35' 32" E 238.02 feet to a point, thence turning and running;

S 89° 53' 08" E 109.48 feet to a point, thence turning and running;

S 73° 05' 33" E 89.69 feet to a point, thence turning and running;

| | |
|-----------------|---|
| S 64° 00' 33" E | 346.13 feet to a point, thence turning and running; |
| S 54° 47' 43" E | 115.28 feet to a point, thence turning and running; |
| S 47° 38' 08" E | 90.14 feet to a point, thence turning and running; |
| S 31° 01' 03" E | 106.28 feet to a point, thence turning and running; |
| S 09° 08' 28" E | 231.61 feet to a point, thence turning and running; |
| S 15° 44' 48" E | 299.35 feet to a point, thence turning and running; |
| S 24° 47' 58" E | 93.47 feet to a point, thence turning and running; |
| S 39° 23' 08" E | 110.41 feet to a point, thence turning and running; |
| S 25° 50' 12" W | 858.31 feet to a point of non-tangential curvature, thence turning and running; |
| SOUTHERLY | by a curve to the right with a length of 566.66 feet and a radius of 2688.79 feet to a point of non-tangential curvature, thence turning and running; |
| SOUTHWESTERLY | by a curve to the right with a length of 144.65 feet and a radius of 148.18 feet to a point of tangency, thence turning and running; |
| N 86° 09' 52" W | 70.19 feet to a point, thence turning and running; |
| WESTERLY | by a curve to the right with a length of 18.23 feet and a radius of 288.22 feet to a point of non-tangential curvature, thence turning and running; |
| N 07° 27' 34" E | 100.00 feet to a point of non-tangential curvature, thence turning and running; |
| WESTERLY | by a curve to the right with a length of 78.37 feet and a radius of 188.22 feet to a point of tangency, thence turning and running; |
| N 58° 41' 08" W | 1050.00 feet to a point, thence turning and running; |
| S 31° 18' 52" W | 100.00 feet to a point, thence turning and running; |
| N 58° 41' 08" W | 150.68 feet to a point, thence turning and running; |

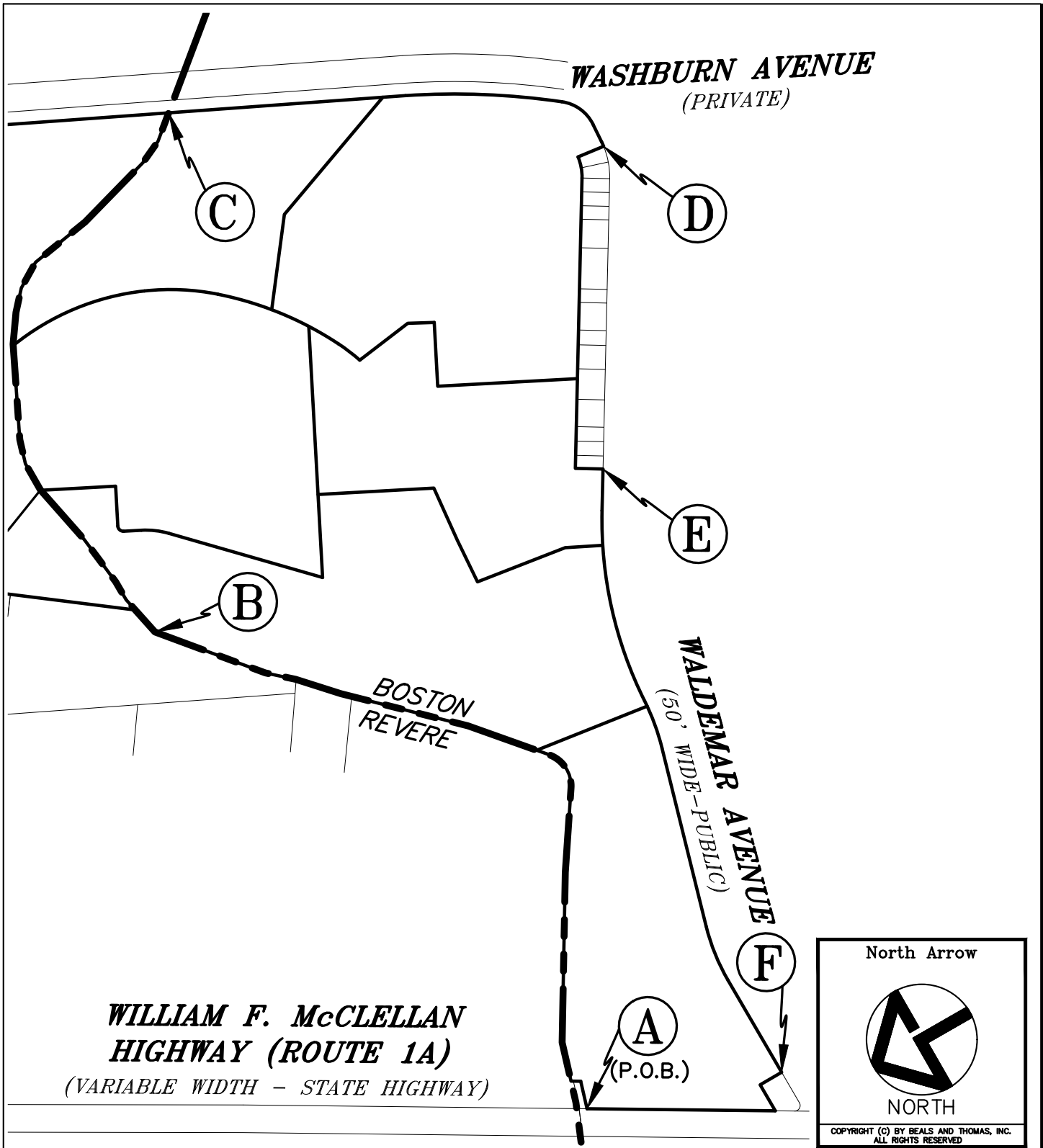
| | |
|-----------------|---|
| WESTERLY | by a curve to the left with a length of 712.00 feet and a radius of 1465.00 feet to a point of reverse curvature, thence turning and running; |
| WESTERLY | by a curve to the right with a length of 182.45 feet and a radius of 828.45 feet to a point, thence turning and running; |
| N 73° 54' 48" W | 663.79 feet to a point, thence turning and running; |
| WESTERLY | by a curve to the left with a length of 210.98 feet and a radius of 740.61 feet to a point, thence turning and running; |
| S 89° 45' 52" W | 385.00 feet to a point, thence turning and running; |
| N 00° 14' 08" W | 90.00 feet to a point, thence turning and running; |
| S 89° 45' 52" W | 108.89 feet to a point, thence turning and running; |
| N 30° 38' 04" E | 680.72 feet to the point of beginning. |

Containing 4,756,315 square feet more or less, or 109.190 acres more or less.

Exhibit B

Plan of the PDA Area

[see attached]



Suffolk Downs
Boston Parcel
 Boston, Massachusetts
The McClellan Highway
Development Company, LLC.
 One Congress Street, 11th Floor
 Boston, Massachusetts

Perimeter Boundary Exhibit
 Scale: 1"=500' Date: 02/01/2019
 Source File: 285402B013A
 Drawing No. 285402P149A-001
 B+T Project No. 2854.02

| Line & Curve Table | | |
|----------------------|--------|--------|
| Direction/Delta | Length | Radius |
| A S72°55'46"E | 102.09 | |
| N30°38'04"E | 35.00 | |
| S72°55'46"E | 143.76 | |
| S58°55'56"E | 615.50 | |
| S56°06'46"E | 304.47 | |
| 74°19'55" | 155.68 | 120.00 |
| N49°33'19"E | 311.11 | |
| N44°12'04"E | 473.63 | |
| N47°38'04"E | 169.84 | |
| N41°59'00"E | 112.90 | |
| N50°20'34"E | 426.66 | |
| B N78°09'14"E | 106.63 | |
| N89°49'19"E | 74.99 | |
| N83°20'52"E | 190.40 | |
| N78°35'32"E | 238.02 | |
| S89°53'08"E | 109.48 | |
| S73°05'33"E | 89.69 | |
| S64°00'33"E | 346.13 | |
| S54°47'43"E | 115.28 | |
| S47°38'08"E | 90.14 | |
| S31°01'03"E | 106.28 | |
| S9°08'28"E | 231.61 | |
| S15°44'48"E | 299.35 | |
| S24°47'58"E | 93.47 | |
| S39°23'08"E | 110.41 | |

| Line & Curve Table | | |
|----------------------|---------|---------|
| Direction/Delta | Length | Radius |
| C S25°50'12"W | 858.31 | |
| 12°04'30" | 566.66 | 2688.79 |
| 55°55'51" | 144.65 | 148.18 |
| N86°09'52"W | 70.19 | |
| 3°37'26" | 18.23 | 288.22 |
| D N7°27'34"E | 100.00 | |
| 23°51'18" | 78.37 | 188.22 |
| N58°41'08"W | 1050.00 | |
| S31°18'52"W | 100.00 | |
| E N58°41'08"W | 150.68 | |
| 27°50'46" | 712.00 | 1465.00 |
| 12°37'06" | 182.45 | 828.45 |
| N73°54'48"W | 663.79 | |
| 16°19'20" | 210.98 | 740.61 |
| S89°45'52"W | 385.00 | |
| F N0°14'08"W | 90.00 | |
| S89°45'52"W | 108.89 | |
| S30°38'03"W | 680.72 | |

Suffolk Downs
Boston Parcel
 Boston, Massachusetts
The McClellan Highway
Development Company, LLC.
 One Congress Street, 11th Floor
 Boston, Massachusetts

Line & Curve Tables

Date: 02/01/2019

Source File: 285402B013A
 Drawing No. 285402P149A-002

B+T Project No. 2854.02