



D & E STREET DEVELOPMENT

BOSTON, MA



PROPOSAL FOR LEASE, DEVELOPMENT, FINANCING, DESIGN,
CONSTRUCTION AND OPERATION
SEPTEMBER 26, 2023

DEVELOPMENT & DESIGN SUBMISSION



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A1.
**INTRODUCTION/
DEVELOPMENT
TEAM**

A1A. COVER LETTER / EXECUTIVE SUMMARY



Real Estate Development & Consulting Services

September 26, 2023

Brendan Flynn
Massachusetts Convention Center Authority
415 Summer Street
Boston MA 02210

Dear Mr. Flynn,

On behalf of 371 D Street Development JV, LLC we hereby submit this development proposal in response to the MCCA RFP dated June 26, 2023. We hope you find that we have achieved, if not exceeded, all of the goals and criteria required for approval by the MCCA in this proposal and we look forward to meeting with you to discussing all of its features in greater detail.

Drawing on our recent success with Massport on the designation of Parcel A-2 in the Seaport, which is now over 50% complete and known as "10 World Trade," we fully understand the MCCA's goals and objectives, and we believe that we are uniquely qualified to achieve those goals. More importantly, we have proven over the last 30 years in Boston that we can deliver and execute on all of these actions.

No other developer has permitted or completed more projects in the South Boston Waterfront than BGI. Our relationship, contributions and experience with the South Boston community is well documented and is exceptional. In 2006, when the 23-acre area now known as Seaport Square was comprised of surface parking lots with 4,000 parking spaces, we had the foresight, took the risk, secured the capital and developed most of what you see there today.

This project will be our third MBE development joint venture in Boston—One Lincoln Street and 10 World Trade being the first two. We know how important this feature is to the MCCA and because of our previous success at those two projects, we have been able to easily increase the number of minority candidates who want to invest alongside BGI.

In fact, in this proposal you will see that our joint venture includes a minority partnership that is twice that of 10 World Trade - which itself was twice the amount of what was achieved at One Lincoln Street - Boston's first MBE development joint venture.

In addition to the increased percentage of minority ownership and development participation, this proposal includes a number of other unique features that heretofore have not been accomplished in one location in Boston, namely:

- Over 1-acre of true public park space;
- Over 1-million square feet of cutting-edge sustainable building program, connected to a state-of-the-art smart building management system and Central Utility Plant;
- A central utility plan to enhance the development's sustainability performance;
- A 30,000 square foot, state-of-the-art library / community space to meet the needs of the neighborhood for generations to come;



Real Estate Development & Consulting Services

- A 60,000 square foot large-format grocery store that has been programmed mostly below grade to reduce the site's urban footprint, maximize public space, and help provide affordable food options for the community it will serve;
- A program that will encourage pedestrian travel and the use of public transportation and bicycles;
- A Community / Social Impact Fund that will be dedicated to assisting nonprofit organizations throughout South Boston and the minority communities of our city, helping to sustain their critical missions of service and build generational wealth; and finally,
- An above-market financial proposal for the Ground Lease.

We feel confident that the contents of this proposal will resonate with the MCCA, the City, the State, and the South Boston community. And if designated, it will attract additional institutional capital to implement the intended program.

Thank you for your consideration and we look forward to meeting with you soon.

Sincerely,

John B. Hynes, III
CEO & Managing Partner

CC:

Herby Duverné, Jim Grossman, Anthony Aiello (RISE)
H. Jerome Russell (Russell New Urban Development)
Gosder Cherilus (Bastion Companies)
Donald Cogsville (The Cogsville Group)
Ronald Walker (The Walker Group)
Kevin Benedix, John Hynes IV (BGI)

ENTIRE PROJECT TEAM

DEVELOPMENT TEAM

Lead Developer

Boston Global Investors

Co-Developer

RISE (MBE)

Co-Developer

Russell New Urban Development (MBE)

Co-Developer

Bastion Companies (MBE)

Co-Developer

Cogsville Capital Group (MBE)

Co-Developer

The Walker Group (MBE)

CONSTRUCTION TEAM

Lead Construction Manager

Suffolk Construction

JV Construction Manager

H.J. Russell (MBE)

DESIGN TEAM

Lead Architect

CBT

Interior Architect

Embarc (MBE)

MEP & Sustainability

Vanderweil

VAV International (MBE)

Buro Happold

SETTY (MBE)

Syska Hennessy

B2Q (MBE)

Structural Engineer

Thornton Tomasetti

RSE Associates (MBE)

Geo-Technical Engineer

Haley & Aldrich

Geologic Drilling Company (WBE)

Civil Engineer

VHB

Civil Engineer & Land Surveyor

Samiotes Consultants (WBE)

Landscape Architect of Record

Crowley Cottrell (WBE)

Library Consultant

Constructive Disruption

Environmental & Permitting

VHB

Traffic and Transportation

Howard Stein Hudson

ADDITIONAL CONSULTANTS

Sustainability & LEED Facilitation

VvS Architects & Consultants (WBE)

Smart Buildings Master Plan

Syska Hennessy

Smart Building Controls

TSP (MBE)

Master Systems Integrator

Schneider Electric

DAS Consultant

Aspen Venue Partners (MBE)

Public Relations

Nickerson Companies (WBE)

Placemaking

Isenberg Projects (WBE)

Community Engagement

Isenberg Projects (WBE) / coUrbanize

Equity & Debt Sourcing

JLL Capital Markets

Legal

Nutter, McClennen & Fish

Legal, Syndication Fees

Mintz Levin



A1B. DEVELOPER CONTACT INFORMATION



BOSTON GLOBAL INVESTORS

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BASTION COMPANIES

Gosder Cherilus

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COGSVILLE CAPITAL GROUP

Don Cogsville

Cogsville Capital Group
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THE WALKER GROUP

Ronald L. Walker, II

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RUSSELL NEW URBAN DEVELOPMENT

H. Jerome Russell

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A1C. DEVELOPER QUALIFICATIONS AND EXPERIENCE

BOSTON GLOBAL INVESTORS

LEAD DEVELOPER

John B. Hynes III, the CEO and Managing Partner of Boston Global Investors, has been in the real estate business in Boston for 40 years and has been involved in over 6 million square feet of office lease transactions, has permitted more than 10 million square feet of mixed-use space in Boston and another 80 million square feet of space in South Korea. Of the combined 90 million square feet of permitted space, 50 million square feet has been office space. John was a commercial real estate office broker for 10 years and was an Operating Partner at Lincoln Property Company (10 years), Gale & Wentworth (5 years), Gale International (5 years), and now Boston Global Investors (10 years).

He has overseen development organizations ranging from 15 people today in Boston to 150 people in Songdo City, South Korea from 2002 to 2010. Since 2002, he and his colleagues have arranged for over \$2.5 billion of capital for land acquisitions and have secured an additional \$6 billion of debt and equity for new development projects.

To date, BGI has delivered every single project on time, under budget, and has outperformed the original financial underwriting objectives for its investors. Lastly, in his 40-year career, John and his investors have only been involved in one litigation — a frivolous lawsuit in 2005 regarding the sale of One Lincoln Street that was dismissed by the court. Since its inception in 2010, Boston Global Investors has successfully executed hundreds of contracts associated with over a dozen development deal transactions, entirely in downtown Boston, consisting of over 6 million square feet with a market value in excess of \$4 billion.

As a mixed-use developer, BGI's roles and responsibilities can be summarized as follows:

- Development site potential
- Site assemblage
- Consultant team assemblage and coordination
- Market studies
- Capital formation
- Design and engineering oversight
- Project budgeting
- Permitting
- Construction management
- Marketing, leasing, and sales
- Asset management

BGI BY THE NUMBERS

- 25 completed projects
- 2 Active Projects
- 4 Master plans
- 23M total SF completed
- 7 Residential Projects totaling 11M SF
- 10 Hospitality and Retail Projects totaling 1M SF
- 4 Commercial Projects totaling 4M SF
- 10 Public Realm Projects totaling 7M SF



Boston
Global
Investors



CEO AND MANAGING PARTNER
JOHN HYNES III

John B. Hynes, III is the CEO and Managing Partner of Boston Global Investors. Mr. Hynes' roots in Boston run deep. He is a long-time resident of the Boston area, attended Harvard College (Class of 1980). His father, Jack is regarded as "the dean of Boston broadcasting" and his grandfather, John B. Hynes served as the City's Mayor from 1949 - 1959 and who was credited as "the architect of the New Boston".

After graduating from Harvard, Mr. Hynes spent ten years as a commercial leasing and sales broker with the Codman Company and RM Bradley & Co. and ten years as the local Operating Partner for Lincoln Property Company. During that time, he participated in more than three hundred leasing and sales transactions in the Boston market totaling over six million square feet and developed three office projects totaling two million square feet with an aggregate value in excess of one billion dollars.

From 2000 to 2010, as President/CEO of Gale International, he oversaw the acquisition, planning and permitting of the \$700 million One Lincoln Street project (State Street Financial Tower), the \$35 billion, 100-acre master plan New Songdo City project in Incheon, South Korea. In 2010, Mr. Hynes split off from Gale, founded Boston Global Investors and turned his attention to the successful development of the \$3.5 billion Seaport Square master plan project in Boston with Morgan Stanley.

Today, Mr. Hynes is focused on the development of the \$600 million, 550,000 + SF Lab/Office tower at 10 World Trade, and in collaboration with CIM, the \$500 million, 500,000 SF mixed-use MotorMart site in Boston's Back Bay, in addition to other future development sites in the Greater Boston area.



CHIEF OPERATING OFFICER & CFO
KEVIN R. BENEDIX

As Chief Operating Officer & CFO, Kevin Benedix is responsible for financial operations and asset management in addition to directing all corporate operations for BGI. Mr. Benedix was part of the Gale International team for eight years, most recently as CFO, and worked with the executive team on the day-to-day oversight of investments in domestic and international development projects and real estate. This included the construction, wrap up and award-winning operation and sale of the One Lincoln Street / State Street Financial Center Project. More recent and local efforts include the 23-acre Seaport Square master plan project in Boston that was born from open air lots and includes over 3 million square SF / \$2.5B of development under BGI's decade long guidance that began in 2006. Mr. Benedix is currently focused on the development of the neighboring 10 World Trade site in the Seaport and the Motormart site in Boston's Back Bay.

Originally an auditor with Touche Ross (Deloitte), Mr. Benedix entered the private real estate sector with R.M. Bradley & Co. in the early 90's where he managed the financial operations for over US \$1B in assets, including Prudential Center, Boston and a national 800-property bank portfolio. Following R.M. Bradley, he joined CB Richard Ellis as their first Controller for the New England region.

Mr. Benedix attended St. Michael's College in Vermont, where he graduated with a Bachelor of Science Degree in Accounting and Keleher scholar / athlete honors. Deeply committed to Boston's non-profit community as well, Mr. Benedix joined the board of directors for The South Boston Neighborhood House (known as "The Ollie" it is South Boston's oldest community-based non-profit), more than a decade ago and he currently serves as President of the Board for the organization.



VICE PRESIDENT
JOHN HYNES IV

John Hynes IV joined the BGI team in 2014. Prior to his role as Project Executive of the 10 World Trade development, John oversaw numerous Seaport Square projects, totaling over \$150M of development in three years. He has also helped lead BGI's new business efforts and serves as the primary point of contact for project approvals with City and State agencies. Before BGI, John spent 4 years working in the finance and construction industries in Boston, North Carolina, and Miami Florida. John holds a bachelor's degree from Boston College and lives in South Boston with his wife and son.

In the event of our designation as developer by the MCCA, John will serve as project lead for the development project. Similarly to the 10 World Trade project on Massport property, John's role will be to coordinate and oversee all elements of the Project, and to serve as the primary point of contact between the Project Team and the Authority and any other State / City Agencies. His experience in this role with Massport will be of enormous benefit to the Project and to the Authority.

RISE (MBE)

CO-DEVELOPER

As a minority-owned development and construction firm, RISE's team delivers a fundamentally different type of equitable development model: one that is committed to generating a combination of strong economic and social returns that foster growth opportunities to lift and enrich entire neighborhoods.

Our mission is to transform communities through an integrated approach to development and construction.

We are dedicated to creating exceptional spaces that inspire, enhance, and improve the lives of the people who inhabit them. By seamlessly integrating design, construction, and asset management, we strive to deliver unparalleled quality, value, and innovation in every project we undertake.

As a collaborative company, we have the expertise and capabilities to oversee the entire development process, from concept to completion. This relationship ensures that the project is efficiently executed while aligning with the original intent and objectives set during the development phase. Our comprehensive approach allows us to streamline operations, optimize design and maintain a high level of control over quality, cost, and schedule.

Central to our mission is a deep respect for the communities we serve. We are committed to engaging with local stakeholders, understanding their needs, and acting as responsible stewards of the built environment. Through thoughtful planning, sustainable practices, and a focus on social responsibility, we create lasting positive impacts on the neighborhoods in which we operate

2023 RISE BY THE NUMBERS -DEVELOPMENT-



158 units
AVERAGE PROJECT SIZE

AUM
\$276,000,000

6.05%
Average ROC

2.46%
Average LP EMx

24.8%
Average Leveraged IRR

Number of Projects: 18

→ LIFE SCIENCE	2
→ MIDDLE MARKET RESIDENTIAL RENTAL	10
→ HIGH RISE	4
→ OFFICE	1
→ MARINA	1



FOUNDER
BRIAN ANDERSON

Education

Suffolk University
B.A. Business Management

Relevant Experience

Sullivan Square Labs | Boston, MA

4054 Mystic Valley Parkway | Boston, MA

17 Bradston Street | Boston, MA

76 Ashford Street | Boston, MA

Neponset Wharf | Boston, MA

Brian Anderson brings nearly 30 years of experience in the real estate development and construction industries. A career entrepreneur Brian has an extensive track record of acquiring, managing, and building commercial and residential development projects throughout Massachusetts and during several credit cycles. Brian also has a multi-decade career structuring various debt products in the commercial lending industry in the greater New England region.



FOUNDER
HERBY DUVERNÉ

Education

Master of Science Criminal Justice Administration
Bachelor of Science Criminal Justice
Northeastern University

Relevant Experience

Aloft & Element Boston Seaport | Boston, MA

10 World Trade | Boston, MA

Sullivan Square Labs | Boston, MA

4054 Mystic Valley Parkway | Boston, MA

17 Bradston Street | Boston, MA

76 Ashford Street | Boston, MA

Sullivan Square Redevelopment | Boston, MA

Herby has nearly 25 years of experience in the critical infrastructure, real estate development & construction industry working throughout various roles and sectors across the Northeast & MidAtlantic Region. Throughout his career Herby has been involved with projects included both private and public sectors. As Co-Founder and CEO, Herby's leadership and out-of-the-box thinking drives teams to act nimbly and overcome any challenge.



FOUNDER
JIM GROSSMAN

Education

Harvard Business School
General Management Program

Suffolk University
B.S. Accounting

Relevant Experience

Aloft & Element Boston Seaport | Boston, MA

Westin Boston Waterfront Hotel | Boston, MA

10 World Trade | Boston, MA

One Channel Center | Boston, MA

Gables Place | Boston, MA

Encore Boston Harbor | Everett, MA

Parcel K | Boston, MA

Sullivan Square Labs | Boston, MA

4054 Mystic Valley Parkway | Boston, MA

Jim knows first-hand how to maintain everyday operations throughout the course of construction. His leadership and operational skills will be critical while managing the project team, and he is committed to remaining extremely visible and accessible throughout the entire project.

BASTION COMPANIES (MBE)

CO-DEVELOPER

Bastion Companies is a diversified holding company established by Gosder Cherilus.

Prior to forming Bastion Companies, Gosder Cherilus—a Somerville, Massachusetts, native—was an owner of Eagle Development Partners (“Eagle”). Eagle was formed in 2010 for the express purpose of developing real estate for Gosder’s “life after football” with a focus on developing and permitting real estate projects in Maine, Massachusetts and Pennsylvania.

As Eagle’s Managing Partner, Gosder was responsible for setting the overall direction of the firm. The firm’s major projects included the following:

Quarry Hills II – Permitting for a 269-unit market rate apartment project over structured parking in Quincy, MA; the project was sold to the Dolben Companies in May 2018.

Old Orchard Park – A 44,000 SF retail development built in two phases (22,000 SF in each phase) and located in Treesdale, PA.

446 Cambridge Street – 40 market rate apartments and below grade garage in Allston, MA.

Winthrop Square – Partnered with Lend Lease and Hudson Group NA to submit a proposal to the BPDA on the redevelopment of the Winthrop Square garage in Boston, MA.

Woburn Landing – A mixed use, retail and 234-key hotel project including four fast casual restaurants and a Hampton Inn & Homewood Suites located in Woburn, MA.

Massport Parcel A-2 – Partnered with Boston Global Investors (BGI) on an RFP to redevelop Parcel A-2 to include approximately 560,000 square feet of Class A office and lab space in Boston’s Seaport neighborhood.



CO-DEVELOPER
GOSDER CHERILUS

Prior to starting Eagle in 2010, Gosder spent nine seasons in the NFL, and was a starting right tackle for the Detroit Lions, Indianapolis Colts and Tampa Bay Buccaneers. Gosder officially announced his retirement from professional football in March 2017.

Gosder graduated from Boston College, where he played on a football team with one of the highest winning percentages in school history.

COGSVILLE CAPITAL GROUP (MBE)

CO-DEVELOPER

Cogsville Capital Group (“CCG”) is a New York-based private equity investment firm founded in 2007. The firm has invested in over \$1.5 billion of transactions, representing over 4,000 real assets in 49 states.

CCG has experience across real estate and infrastructure asset classes, with a specialization in public-private partnership investment opportunities.



CO-DEVELOPER
DON COGSVILLE

Don Cogsville and his firm Cogsville Capital Group have a 15-year record of successful investment in commercial real estate with best-in-class public and private institutional partners. Investing in over \$3 billion of real estate assets across all major asset classes and across 49 states, Cogsville Capital Group is one of the country’s pre-eminent minority-owned real estate fund managers, specializing in executing complex transactions with multiple partners, including Colony Capital, J.P. Morgan, the FDIC and Fannie Mae.

Mr. Cogsville’s role in the Project is to manage relationships with public sector stakeholders, as well as institutional and retail investors, including the MWBE syndicate for which he’s leading the fundraising effort.

Mr. Cogsville began his career as a corporate transactional attorney at Skadden, Arps, Slate, Meagher & Flom, representing clients such as Apollo Global Management, Bank of America, Kohlberg Kravis Roberts, Goldman Sachs and McAndrews & Forbes.

After Skadden, Arps, Mr. Cogsville was an investment banker in the Leveraged Finance Group at Merrill Lynch, where he executed in excess of \$20 billion of structured and real estate transactions, represented financial sponsors in connection with high yield debt, and arranged credit facilities for homebuilders and other industries.

In 2003, Mr. Cogsville left Merrill Lynch to found RCM Saratoga Capital LLC, a boutique investment banking firm whose mission is to bring high-calibre financial services to urban markets. Mr. Cogsville provided a full range of capital market, investment banking and asset management offerings to a diversified client base including corporations, financial institutions, government entities and high net-worth individuals. In 2006, Mr. Cogsville sold RCM Saratoga Capital to start a real estate private equity fund.

Mr. Cogsville was a member of the 1988 US national soccer team and a first round draft pick for the 1990 MISL champion San Diego Sockers. Mr. Cogsville earned his Juris Doctor from Rutgers University and a Baccalaureate from the University of North Carolina at Chapel Hill.

THE WALKER GROUP (MBE)

CO-DEVELOPER

Ron Walker is a nationally recognized business leader with extensive public and private expertise, corporate strategy, government relations, banking and finance, private equity, procurement and strategic planning. With a successful 30 career as an executive level banker, business owner and strategic consultant to companies and entrepreneurs, he brings a wealth of experience in economic and workforce development, finance and innovative strategies.

Walker was appointed in 2015 by Governor Charlie Baker as Secretary of Labor and Workforce Development for the Commonwealth of Massachusetts. Under his leadership as Secretary, the administration made significant improvements in the development of the Commonwealths Labor Force. Walker fostered a focused on regional strategies that resulted in the largest Massachusetts labor force since 1976 and a historic low of the unemployment rate at 2.8%.

Secretary Walker oversaw five workforce agencies and chaired the state's largest quasi public -the Commonwealth Corporation. He also chaired the Governor's Workforce Skills Cabinet and co-chaired the Governor's State Procurement Committee.

Prior to his appointment, Walker was co-founder and President of Next Street Financial, LLC, a merchant bank that provides national strategic advice and access to debt and equity capital. During his career, Walker has held several corporate senior executive positions in large financial institutions including Fleet Financial Group and Sovereign Bank where he has held executive roles in retail, commercial banking and real estate finance.

Ron continues to invest his time and expertise by providing high level strategic advice and access to growth capital to companies, entrepreneurs, and non-profits as Founder and CEO of the Walker Group, S.C. He is currently providing strategic advisory services to Boston Global Investors, A10 World Trade Center; United Negro College Fund of New England, Museum of African American History, and Sterling and Henry Capital Partners.



STRATEGIC COUNSELOR RONALD L. WALKER II

Education

Bachelor of Business Administration in Marketing & Finance, Prairie View A&M University

Finance for Senior Executives, Harvard Business School, Harvard University

Governing for Nonprofit Excellence, Harvard Business School Executive Education, Harvard University

Relevant Experience

Seasoned and astute executive-level banking and financial services leader. Strong expertise in commercial, retail, operations and investment banking. Proven discipline in customer acquisition, general management, business integration and strategic planning. Executive management level of expertise running multiple lines of business in both the private and public sectors. High level domain expertise in talent management. Experience in managing large quasi-public state agencies and corporate advisory boards

RUSSELL NEW URBAN DEVELOPMENT (MBE)

CO-DEVELOPER

The development team of Russell, Russell New Urban Development®, has over 20 years of financing and development experience with multiple conventional and government funding programs. This funding provides the necessary resources to successfully develop commercial properties and over 3,000 market rate and affordable housing units in Georgia. Through affiliated companies, Russell has developed some of Atlanta's most notable "in-town" communities, including McGill Park, Parc Vue and the Villages at Castleberry Hill, a 500-apartment redevelopment project in Atlanta, to name a few.



PRESIDENT H. JEROME RUSSELL, JR

Education

B.S., Business Administration and Management, Georgia State University

Relevant Experience

Like his father, Herman J. Russell, Sr., Jerome has an entrepreneurial flair, a firmly placed future orientation, and a dedication to his community. His latest endeavor is repositioning of the vast real estate portfolio of the Russell family and leading the initiative of turning the 504 Fair Street building into The Russell Center for Innovation and Entrepreneurship Center. He also serves on the board of H. J. Russell & Company, Concessions International, Chairman of the Loan Committee at Citizens Trust Bank, Metro Atlanta YMCA, Georgia Historical Society, and Central Atlanta Progress. He is a member of the Urban Land Institute, Atlanta Rotary, Atlanta Chamber of Commerce the Young President Organization, and the 100 Black Men of Atlanta.

His focus is on the firm's strategic direction, enhancing value in the family's real estate holdings and the development of Herman J. Russell Center for Innovation and Entrepreneurship (RCIE).

SEAPORT SQUARE MASTER PLAN

BOSTON, MA

Seaport Square is Boston's most vibrant and stunning new community. Master planned as a live-work-play neighborhood, Seaport Square brings an exciting mix of world class office and research space, luxury and workforce residences, retail shops and restaurants, and hotel and civic space.

After partnering on the developments of One Lincoln Street (Boston) and New Songdo City (South Korea), Boston Global Investors and Morgan Stanley joint ventured to purchase 23 acres in the Seaport in 2006 for \$205 million. At the time, the land contained 3,600 surface parking spaces and totaled 1,002,425 square feet.

Upon land acquisition, BGI assembled a team of consultants led by Kohn Pederson Fox and Add Inc. (Stantec) to devise a plan and create 22 new urban blocks within the 23-acre site, branded as "Seaport Square." BGI met with local constituents and community groups to discuss impact and design reviews, and ultimately obtained the necessary permits and approvals from municipal, state, and federal agencies.

Between 2010 and 2015, BGI, as Managing Partner, completed nine land sale transactions of individual parcels for a total of \$187 million. Then, in the summer of 2015, BGI and Morgan Stanley agreed to sell the remaining 3 million square feet. The resulting land sale totaled \$479 million – the largest in the City's history.

In addition, the benefits to the public sector cannot be understated. In 2006, Seaport Square was a collection of underutilized parking lots, with an assessed value of \$39 million, employing 6 people and generating \$1.2 million in real estate taxes per year.

To date, the Master Plan has successfully completed over \$3 billion of construction projects, which have created approximately 10,000 construction jobs, 20,000 permanent jobs, and over 160 affordable rental housing units.

Commercial property values throughout Seaport Square are currently estimated at approximately \$3 billion, resulting in increased real estate tax payments to the City of Boston of approximately \$45 million annually.



MASTER PLAN

A 6.3 million square foot new urban neighborhood on 23 acres in Boston's Innovation District

Residences

2.75 million SF

Offices

1.25 million SF

Retail

1.25 million SF

Hotels

800,000 SF (1,000 keys)

Cultural/Civic

265,000 SF

Parking

2.25 million SF (6,000 spaces)

Open Space

37% open spaces and 25% green space

Sustainability

LEED-ND Gold (target)

Total Development Cost

\$3.5 Billion

Development Schedule

2013-2020

Development Program

23 acres
Permitted Buildable Area: 6.5 million square feet

Master Plan Architect

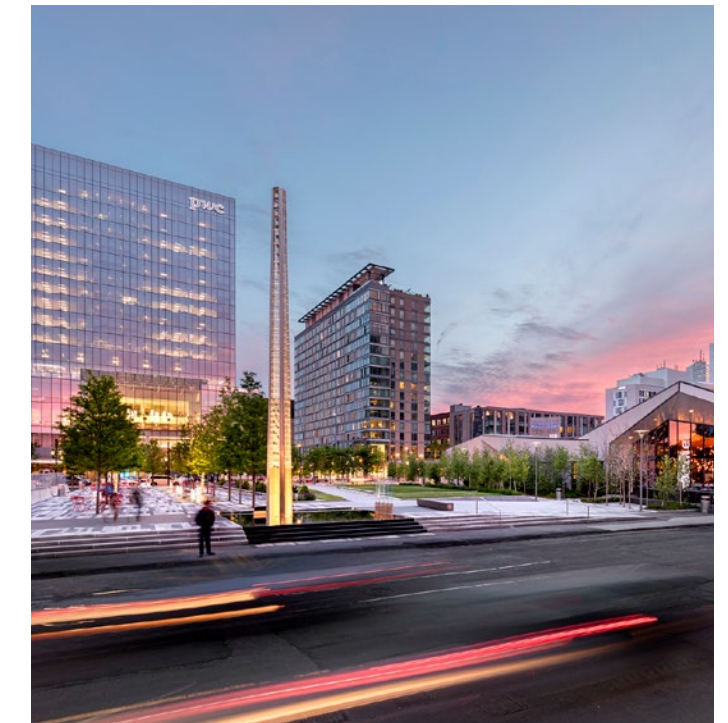
KPF / ADD Inc. (Stantec)

Our Responsibilities

Managing Partner
Land Acquisition
Team Assemblage
Master Planning
Contract Negotiation
Budgeting & Underwriting
Capital Formation
Design & Construction
Management

Project Exit

\$666 Million



10 WORLD TRADE BOSTON, MA

Located in the heart of the Seaport District, 10 World Trade is Boston's premier life sciences / office development. In 2018, the Massachusetts Port Authority awarded the development designation to a joint venture consisting of BGI, Bastion Companies, EDGE, and Cogsville Capital Group. The world-class development team was selected based on the project's stunning architecture, public realm contributions, and unparalleled diversity and inclusion goals.

10 World Trade's iconic design incorporates highly-efficient and flexible floorplates with dramatic views of the Boston skyline and harbor. Sitting above a dynamic, double-height lobby that houses food & beverage options and cultural programming, the commercial tenant floors are purpose-built for the region's best-in-class lab and office spaces. The development also boasts an array of certifications in sustainability, health & wellness, and smart building technologies from the perimeter to the core, providing a future-proof environment for virtually any tenant's needs.

The project also includes a comprehensive Diversity, Equity and Inclusion (DE&I) Program. As owners and developers in the project, our MWBE partners at Cogsville Capital Group and Bastion Companies have overseen the project's goals for MWBE Participation throughout each phase of the project, from design and construction to financing and operations.

With construction underway, the project is expected to be complete in Q4 of 2024.



FEATURES

17 Stories

Total: 555,250 SF

Life-Science: 287,000 SF (Floors 3-10)

Office: 258,000 SF (Floors 11-16)

Retail / Cultural: 10,250 SF

Triple Pane Curtainwall System featuring View Smart Glass

Column-free Floorplates

2 Acres of Sustainable Landscaping

Certifications: LEED Gold, WELL Gold, SITES Gold, WiredScore Platinum, SmartScore Platinum

Construction Manager

Construction & HJ Russell

Architect

Sasaki Architects

Partners

PGIM Real Estate, Wheelock Street Capital, Bastion Companies, EDGE, Cogsville Capital Group

Our Responsibilities

Managing Partner
Land Developer
Team Assemblage
Contract Negotiation
Budgeting & Underwriting
Capital Formation
Management



SONGDO INTERNATIONAL BUSINESS DISTRICT SEOUL, SOUTH KOREA

The Songdo International Business District (Songdo IBD) is a master-planned city situated on 1,500 acres of reclaimed land just outside of Incheon, South Korea, approximately 30 miles south of the capital city of Seoul. When complete, this new city will contain approximately 40 million square feet of office space, 40 million square feet of residential space, 10 million square feet of hotels and retail space and another 5 million square feet of cultural space. The total cost of the development is estimated to be in excess of \$35 billion. It is the largest privately conceived and privately-financed development project in the world.

Kohn Pedersen Fox (KPF) designed Songdo IBD as a model for future, sustainable city-scale developments. To date, Songdo is 50 percent built, with 30,000 residents, 33,000 jobs and 70% fewer emissions than any other development of its size.

Gale International acted as the lead developer and managing general partner for this project due to the size, efficiency, and success of One Lincoln Street in Boston, in addition to their proven ability to attract large-scale funds. In 2005 as project funds were raised, Morgan Stanley entered the joint venture due to their prior success with the BGI Team.

John B. Hynes was the original founder and catalyst for the Songdo International Business District in 2001. The principles from BGI, such as Kevin Benedix, Len Conlin and Scott Summers also assisted with the on-site development between 2002 and 2013. Members from BGI negotiated the Land Supply Agreements with the Korean government, assembled the development and consultant teams, obtained zoning permits for 100 million square feet of space and secured \$1.5 billion in capital for the land acquisition. In addition, the BGI team secured in excess of \$12.5 billion in individual project financing between 2005 and 2011 and oversaw the construction of approximately 30 million square feet during that timeframe. In 2010, Songdo IBD was recognized by the US Green Building Council as the world's most sustainable master Plan.

In the Spring of 2011, after the zoning entitlements were secured for Seaport Square in Boston, John B. Hynes sold his interest in Songdo IBD LLC and directed the company's focus towards the execution and implementation of the Seaport Square Master Plan.



MASTER PLAN

Residences

40 million square feet

Offices

40 million square feet

Retail

10 million square feet

Hotels

5 million square feet

Cultural/Civic

10 million square feet

Urban Design

2007 HKIA People's Choice Award for Urban Design

Accessibility

2007 HKIA Special Architectural Award

Sustainability

2008 ULI/Financial Times Sustainable Cities Award

Total Development Cost

\$15 Billion (Through 2011)

Development Schedule

2001 – 2011

Development Program

1,500 Acres

100 Million square feet

25 Million square feet through 2011

Master Plan Architect

KPF

Associate Architect

Kunwon

Our Responsibilities

Managing Partner

Land Acquisition

Team Assemblage

Master Planning

Contract Negotiation

Budgeting & Underwriting

Capital Formation

Design & Construction

Management



Songdo

Songdo International Business District

- office space
- commercial
- residential
- green space/public use



029

A1C. LITIGATION

No litigation or lawsuits have been brought against BGI or any principals within the United States within the past five years.

A1D. OPERATOR QUALIFICATIONS AND EXPERIENCE

OFFICE/LAB OPERATIONS:

A minimum of 40% of all building operations contracts / subcontracts shall be awarded to Minority- and/or Woman-owned Businesses. However, based on our experience, these worthy pursuits towards equity and inclusivity are really only impactful if they bring lasting change and growth.

To that end, the 10 World Trade development team has partnered with **Cushman & Wakefield** to inform the design and construction of that project and prepare it for building operations. We propose using the same local team and process in our development on this site. We will then use our growing partnership with **Benjamin Franklin Cummings Institute of Technology** (“FC Tech”) to ensure that a diverse pipeline of qualified young professionals is given the opportunity to advance their career paths by finding permanent employment in the operations of the development.

A critical part of our strategic partnership with FC Tech will be the Development’s participation in the classroom with students, using this project as a real case study within their curriculum, and perhaps more importantly providing the students with on-site experience with full visibility into the design and decision process that goes into planning these complex buildings and systems, and opening the door to high-wage employment within the Project upon completion.

HOTEL OPERATIONS:

Additionally, the Development team acknowledges and accepts the MCCA’s requirement for any hotel component of the development program to enter into a **Labor Peace Agreement** as stipulated in the RFP. We have reached out to Local 26 to ensure that our proposed hotel program will require a labor agreement.

BGI enforced this same structure at the Yotel development on Seaport Blvd, and our partners at RISE have established the same at their local hotel development in South Boston.

RISE is partnering with BEST Hospitality Training to recruit and train Boston residents to ensure a diverse and skilled hotel workforce. BEST is a 501(c)3 led by Executive Director, Aisha Necoechea. BEST has put hundreds of Boston residents into quality hotel jobs throughout the City of Boston and the Commonwealth.

BEST is committed to changing the narrative about hotel jobs and equity in South Boston and the Seaport. As a proud Mexican woman who has worked with hospitality workers for years, BEST Executive Director Aisha Necoechea knows how a good hotel job can change the trajectory of a family and an entire community. That is why BEST has committed to the South Boston community by opening a training center in the Seaport and has successfully partnered with other hotel developers on initial recruitment and training for their hotels.

Working with the City of Boston and other community partners, BEST will identify common recruitment goals and train those residents for the new hotel employment opportunities. If selected, BGI/RISE and BEST will submit to the City of Boston Neighborhood Jobs Trust a Jobs Creation Contribution proposal during the Article 80 process to recruit and train a diverse and equitable workforce similar to the successful programs BEST has initiated at the Aloft, Element and other area hotels.

PARKING OPERATIONS:

Upon MCCA approval of the Concept Design, the Development Team will also engage a third-party **Parking Operator** to help inform and finalize the parking layout, operating plan, and cost/revenue projections of the parking program. We will work with the MCCA and Local 26 to identify the right parking operator that fits into the larger ecosystem of the **BCEC**, the neighboring hotels on D Street, and our proposed hotel on Building B – which assumes an engagement with Local 26 on the **valet parking** for that hotel.

To the Development Team’s knowledge, no lawsuits have been brought against any of the proposed operating partners, but no commitments have been made regarding program operations with the exception of our stated commitment to enforce a Labor Agreement with Local 26 for the Project’s hospitality component.

A1D. OPERATOR QUALIFICATIONS AND EXPERIENCE

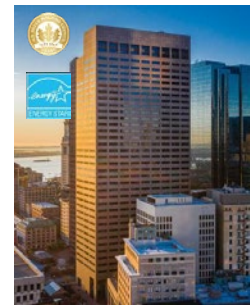
CUSHMAN & WAKEFIELD
GREATER BOSTON AREA

IMPACT STARTS WITH US

ADVANCED PROPERTY MANAGEMENT EXPERIENCE IN GREATER BOSTON

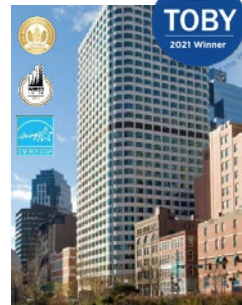
Cushman & Wakefield is a leading property management and brokerage firm in Greater Boston representing some of the largest institutional investors and corporations as well as prominent local and regional owners and developers. In the City of Boston, Cushman & Wakefield manages over 10.5 million square feet including buildings in the Financial District, Back Bay and Seaport, South Boston and Fort Point Channel neighborhoods. Our specialists are fully dedicated to providing premium services and innovative solutions to satisfy both owners and tenants including office, medical office, life science, industrial, flex, cold-storage, data-centers, etc.

PROVEN PERFORMANCE: REVELANT OFFICE PROPERTIES



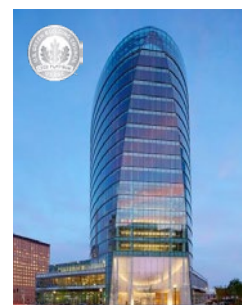
28 STATE STREET
Boston, MA

580,000 sf | Office



99 HIGH STREET
Boston, MA

730,000 sf | Office



121 SEAPORT BLVD
Boston, MA

560,000 sf | Office



7 POST OFFICE SQUARE
Boston, MA

65,000 sf | Office



33/41 FARNSWORTH ST
Boston, MA

100,000 sf | Lab



10 PROSPECT ST
Somerville, MA

200,000 sf | Lab

15.5

Square feet under management

90+

assets under management

60+

Asset Services Professionals

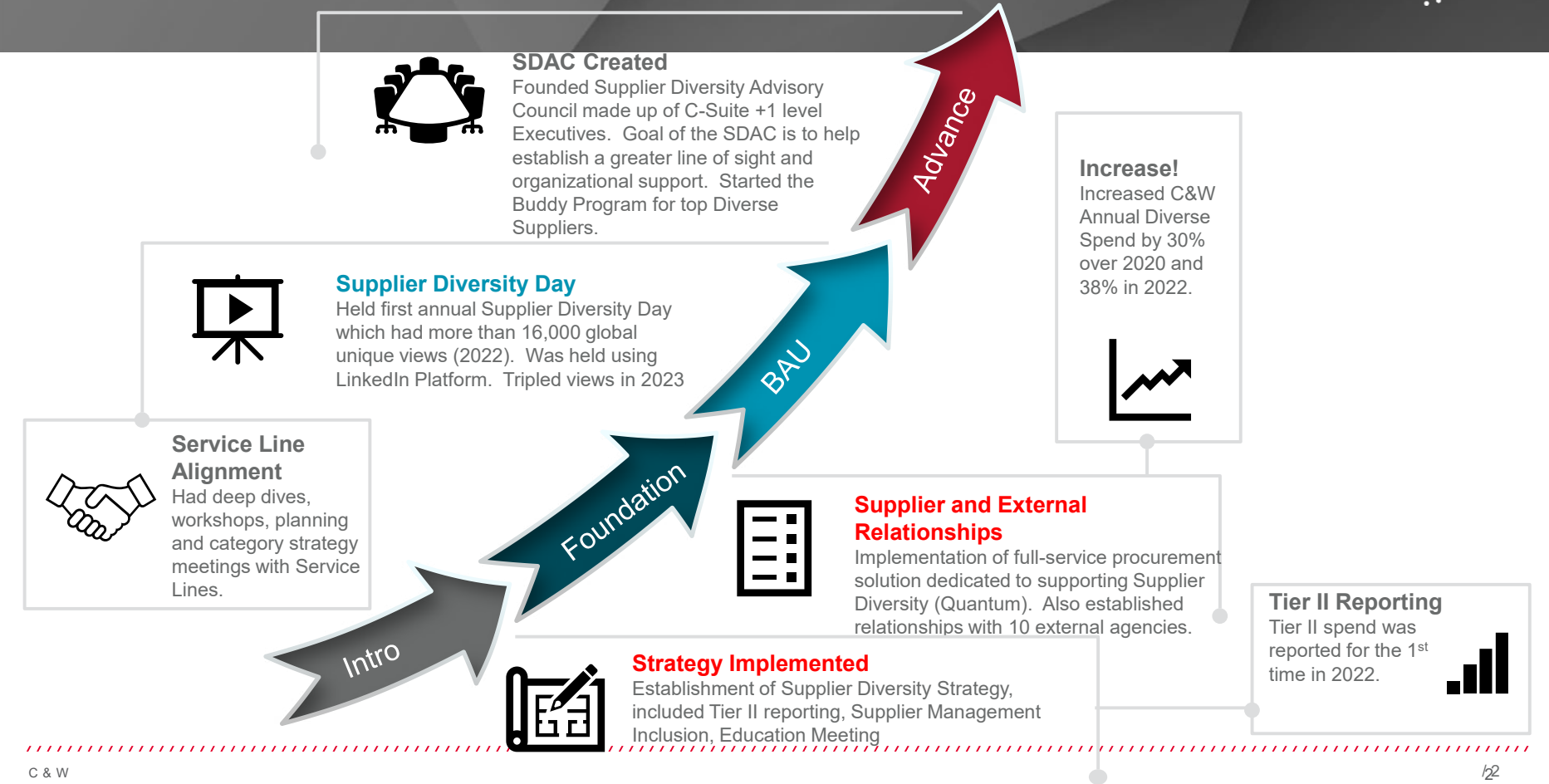
40+

clients served

A1D. OPERATOR QUALIFICATIONS AND EXPERIENCE

Examples of Supplier Diversity Commitment

IMPACT STARTS WITH US



A1E. PROPOSER ORGANIZATIONAL STRUCTURE AND MANAGEMENT APPROACH

PROJECT OWNERSHIP

The Project Ownership is identified as “Initial Sponsor” or “Sponsor,” the legal entity being “371 D Street JV LLC.” 371 D Street JV LLC is comprised of the following entities / equity ownership percentages:

- BGI (36%)
- RISE (34%)
- Russell New Urban Development (15%)
- Bastion Companies (5%)
- Cogsville Capital Group (5%)
- The Walker Group (5%)

BGI, specifically John B. Hynes III, is the managing member of this joint venture. All major decisions by the Joint Venture will require a minimum of 51% majority vote among the above-listed entities.

It is contemplated that upon designation, the Sponsor will admit an institutional capital partner as a General Partner (GP) with 50% ownership. Thereafter, for purposes of securing Construction Financing, that reconstituted joint venture will admit an institutional Limited Partner (LP) for the balance of the Project’s equity needs.

Prior to execution of the Construction Loan Agreement, the Sponsor will dilute its ownership interest once more by admitting an MWBE Syndication Partner for 50% of the Sponsor’s equity interest.

DEVELOPMENT TEAM

For the Development Joint Venture, the legal entity is “371 D Street Development JV LLC” which is comprised of the following entities, roles and responsibilities:

- BGI (lead developer)
- RISE (co-developer)
- Russell New Urban Development (co-developer)
- Bastion Companies (co-developer)
- Cogsville Capital Group (co-developer)
- The Walker Group (co-developer)

As lead developer, BGI will be the primary point of contact for the MCCA. BGI will also be responsible for managing contracts with the consultants and construction management joint venture, and accounting / reporting to Project Ownership. Alongside our local co-development partners, BGI will lead the Article 80 and MEPA review processes, as well as community / public hearings. John Hynes IV will serve as Project Executive and the individual primary contact in the permitting and approval process.

RISE will assist BGI with all scopes of work outlined above. Additionally, RISE will be the primary point of contact between the Development Joint Venture and the Construction Management Joint Venture between Suffolk Construction and H.J. Russell.

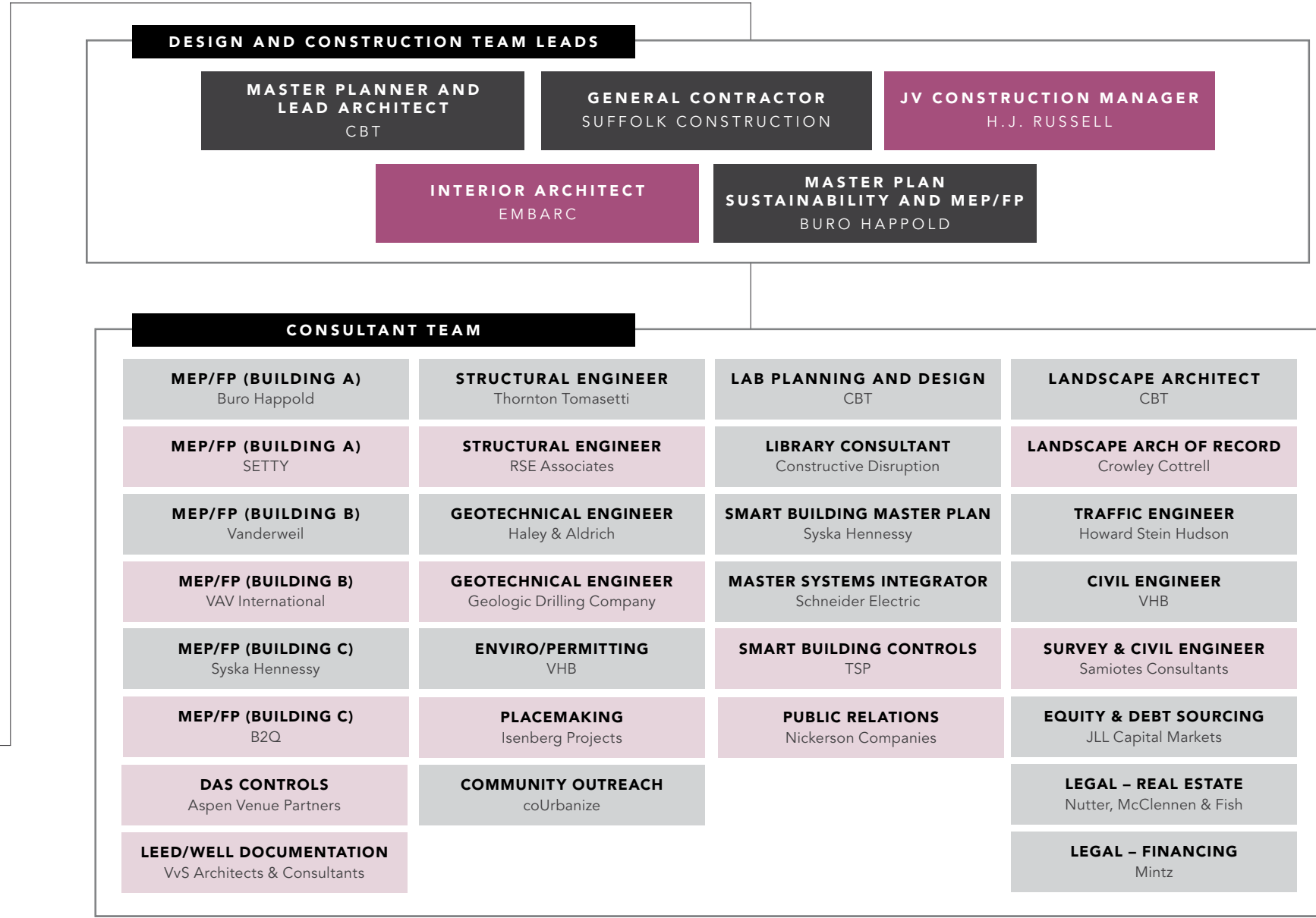
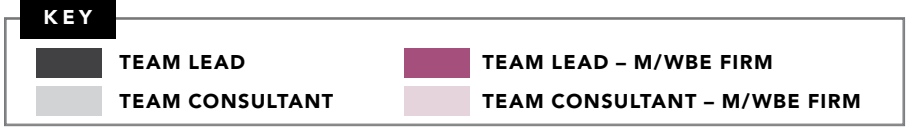
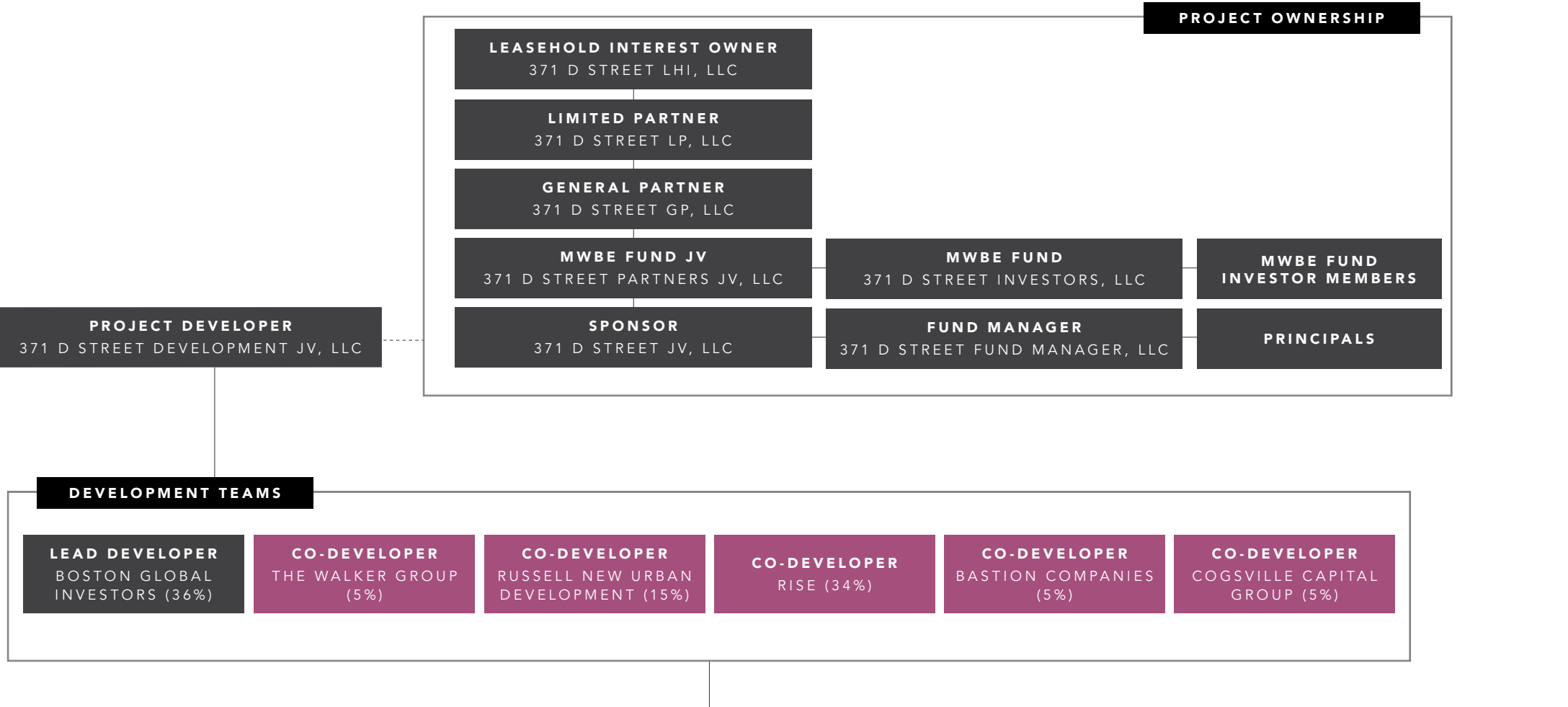
Russell New Urban Development, Bastion, Cogsville, and Walker will take the lead and be the Project’s primary points of contact for the MWBE Equity Syndication process.

The Cogsville Group will run point for the procurement of GP equity, LP equity and Construction Financing process alongside JLL Capital Markets.

Bastion and Walker will oversee community outreach programs, the disposition of funds from the Project’s Social Impact Fund, and public / government relations for the Project.



A1E. ORGANIZATIONAL CHART



SUFFOLK

GENERAL CONTRACTOR

FIRM PROFILE

Suffolk Construction Company, Inc. (Suffolk), in partnership with H.J. Russell & Company (MBE), will spearhead construction management services for the D and E Street projects. Suffolk and H.J. Russell are currently teamed up on the ongoing 10 World Trade Center project, bringing an experienced partnership that knows each other well.

Over the last 40 years, Suffolk has grown to become one of the most successful construction management firms in Boston and beyond. Suffolk provides preconstruction and construction services for the most complex builds across the city, most notably in the commercial and life sciences sectors.

The #1 Top Contractor rated by ENR New England, Suffolk is privately owned and led by Chairman, CEO, and sole proprietor, John Fish. With over 2,600 employees, Suffolk's annual revenue is \$5.2 billion, with a single bonding capacity of \$1 billion and total bonding capacity of \$5.5 billion.

#1
top contractor
ENR New England

5.2B
in annual
revenue

25M
square foot of
office/parking
projects

90M
square foot of
commercial
projects

RELEVANT EXPERIENCE

Diversity, Equity, and Inclusion As the only CM firm in New England to have signed the CEO Action for Diversity & Inclusion pledge, Suffolk is a leader in providing helpful resources to the small, minority, and women-owned firms in Greater Boston. Their approach includes strategies to expand the pool of M/WBE firms through the Build With Us @ Suffolk program; increase local workforce pipeline through pre-apprenticeship and union partnerships; and engage potential partners through outreach and development sessions. Sustainability A USGBC member, Suffolk maintains a steadfast commitment to the holistic integration of sustainable practices within the built environment. Suffolk leverages their in-house experts to evaluate the "trade-offs" between cost, usability and constructability issues, and the effect they can have on meeting green building goals. They perform a comprehensive Life Cycle Cost Analysis to determine each green building strategy's return on investment, helping to ensure clients receive the greatest value with the most energy efficient and cost-effective systems available.



SENIOR VICE PRESIDENT
DOUG KIMBLE

Education

Wentworth Institute of Technology
B.S. Construction Management

Relevant Experience

400 Summer Street | Boston, MA

2 Harbor | Boston, MA

776 Summer Street | Boston, MA

The Smith - Phase One | Boston, MA

Encore Boston Harbor | Everett, MA

The Broad Institute | Cambridge, MA

North Jetty Building "A" | Boston, MA

As Vice President of Operations, Doug's 22 years of expertise and strong grasp of project objectives allows him to provide valuable direction in both the preconstruction and construction phases of the project—ensuring our team delivers on all project goals. His leadership and operational skills are critical to providing effective guidance for the project team. Doug is committed to remaining visible and accessible throughout the entire project.

H.J. RUSSELL (MBE)

CONSTRUCTION MANAGEMENT

FIRM PROFILE

Since our founding in 1952, H. J. Russell & Company has grown to be one of the largest minority-owned construction services businesses in the United States. Initially established by Herman J. Russell as a general contracting company, through the years, Mr. Russell expanded the firm to include other areas such as program management, real estate development, and property management.

Today, with a construction and program management project portfolio spanning 70 years—along with some of the nation's brightest and talented team members—we have established extensive experience in representing owners as well as building and renovating for an array of industries.

200M
in annual revenue

160+
dedicated team
members company wide

25
ranked on
"Black Enterprise
Top 100 List"

\$150M
average construction
volume

RELEVANT EXPERIENCE

Construction

The construction division has extensive experience in building and renovating projects in diverse market segments including: high-profile office, parking decks, public assembly, retail, multi-family residential, student housing, institutional, educational, and sports facilities. Depending on client preferences, we work as a construction manager, general contractor, design-build contractor, or consultant.

Our diversified client base includes municipalities, counties, state and federal entities in the public sector. Within the private sector, Russell has provided services for clients ranging from small businesses to Fortune 500 companies. Among the many iconic Russell projects are Atlanta's 191 Building, Georgia-Pacific headquarters, State Farm Arena, Mercedes-Benz Stadium as well as the Smithsonian National Museum of African American History and Culture in Washington, DC, and Parkland Hospital and Sky Bridges in Dallas, and Dallas-Fort Worth International Airport.



COMMERCIAL BUSINESS UNIT LEAD
DERRICK CHERY

Education

Wentworth Institute of Technology
B.S. Construction Management
M.S. Construction Management

Relevant Experience

100 Shawmut, The Davis Companies | Boston, MA

Orient Heights Phase II, Trinity
Financial | Boston, MA

Orient Heights Phase I, Trinity
Financial, Boston, MA

The Eddy, Gerding Edlen | Boston, MA

One Greenway, New Boston Fund Inc.,
and ACDC (JV) | Boston, MA

Derrick is a results-driven construction executive with over 15 years' experience in partnering with construction teams to successfully deliver cost-effective projects. As an organizational leader, Derrick brings a successful track record in building, managing, and coordinating collaborative teams over the life-cycle of multiple construction projects. He also serves as a change catalyst leveraging an extensive network to champion and enable structural change within organizations through community access and opportunities for underrepresented groups.

10 WORLD TRADE

SUFFOLK & H.J. RUSSELL



On Massport Parcel A-2 in the South Boston Waterfront, also known as 10 World Trade, Suffolk and H.J. Russell are partnering on the construction of an approximately 600,000 square-foot building, of which approximately 50% will be lab/R&D space and approximately 50% will be office space. The project also includes over 100,000 square feet of indoor and outdoor public realm improvements and is targeting LEED, WELL, and SITES Gold certifications, as well as WiredScore and SmartScore Platinum certifications. Construction is on track for completion in December 2024.

Seaport Neighborhood Mixed-Use

600,000 SF

\$360,000,000

Owner:
BGI / 10 World Trade LHI LLB

PARCEL K

SUFFOLK



Suffolk performed preconstruction and construction services for the 505,000 square-foot mixed-use development located on Massport's 2.5-acre Parcel K. The development includes the 12-story Ora residential building containing 304 rental units, a 12-story Hyatt Place Hotel with 294 rooms, and an 450-space underground parking garage. The buildings also contain approximately 12,000 square feet of office space and approximately 18,000 square feet of retail and restaurant space. Construction completed April 2020. LEED Certified.

South Boston Neighborhood Mixed-Use

505,000 SF

\$253,700,000

Owner:
Lincoln Property Company

ALOFT & ELEMENT HOTELS

SUFFOLK



The project consists of one fourteen-story, 330-key hotel (Aloft) and one six-story, 180-key hotel (Element), each of which houses a third-party restaurant and/or retail space. The project also included the construction of three cross streets adjacent to the site as well as associated landscaping. Construction was completed February 2016.

Seaport Neighborhood Mixed-Use

Aloft: 213,000 SF

\$83,000,000

Element:
127,000 SF

\$46,000,000

Owner:
Commonwealth Ventures

WESTIN BOSTON WATERFRONT

SUFFOLK



Suffolk built this 900,000 square-foot hotel using a staggered truss and precast plank floor system. A parking garage for 500 cars was constructed as well as 100,000 square feet of shell retail space. The Westin Boston Waterfront hotel houses 790 rooms, a full-service restaurant and bar, banquet and ballroom space, a health club, and an indoor pool. The exterior also features a pedestrian bridge connecting to the Boston Convention & Exhibition Center. Construction was completed June 2006.

Seaport Neighborhood BCEC Hotel

960,000 SF

\$141,500,000

Owner:
Boston Convention Center
Hotel, LLC

350 SUMMER STREET

SUFFOLK



The proposed development is a 17-story high-rise core and shell lab and office building with retail on the first two levels. It encompasses approximately 417,400 gross square feet excluding parking levels and will share a three-level underground garage with the adjacent Parcel P project. Construction will be completed May 2024.

Seaport Neighborhood Mixed-Use

417,000 SF

\$200,000,000

Owner: WS Development

400 SUMMER STREET

SUFFOLK



400 Summer Street is a 626,000 square-foot, 16-story lab/office building, with two levels of retail, a pedestrian stairway, and 217,000 square feet of a three-level, below-grade parking garage. The building spans over East Service Road and Mass Haul Road, filling a void along Summer Street. Given its location, 400 Summer Street was one of the first projects to install structures over a MassDOT roadway in nearly 40 years. Construction was completed June 2023. Tracking LEED Gold.

Seaport Neighborhood Mixed-Use

600,000 SF

\$320,000,000

Owner: WS Development

2 HARBOR

SUFFOLK



The project involves the demolition of an existing warehouse and construction of a ten-story building that will house lab, research and development, office, support spaces, and first floor retail space. Approximately 60% of the building houses lab space, and 40% occupies office space. A new 212-space below-grade parking area including car stackers and valet parking is also part of the project scope. Construction will be completed March 2024. Tracking LEED Platinum.

Seaport Neighborhood Mixed-Use

500,000 SF

\$236,000,000

Owner: Beacon Capital Partners

CBT

DESIGN ARCHITECT

FIRM PROFILE

CBT is an award-winning, civic-minded, and ethics-based design firm. We strategically pursue design commissions that reflect our values and vision for a future that is equitable, beautiful, and that strengthens community.

CBT's 200 design professionals are based in Boston. We create projects locally and around the world. Their practice is rooted in research and resiliency, energizing their professionals and our clients through iterative processes and constant communication. They are especially successful with **complex, mixed-use projects** that involve intensive city and community involvement.

Their **diverse and immensely creative** team provides holistic services in architecture, interior design, and urban design across nearly all building types. They are proud of their talented designers, architects, planners, and extended creative professionals.

They approach design holistically and sustainably. They carefully take into consideration the unique scope of a project in its broadest definition from issues of **long-range planning to ergonomic detail**. They work both nationally and internationally on projects ranging from multifamily residential developments, hospitality, corporate interior design, technology and innovation spaces, urban mixed-use master plans, cultural buildings, as well as academic projects and civic work.



Cambridge Crossing Master Plan | Cambridge, MA



PRINCIPAL
PHIL CASEY
AIA, LEED AP

Education

Bachelor of Architecture, Syracuse University

Relevant Experience

585 Third Street | Cambridge, MA
380 Stuart Street | Boston, MA
176 Lincoln | Allston, MA
Two Congress | Boston, MA
Citypoint South | Waltham, MA
Confidential Urban Lab/Office Transit-Oriented Development | MA
High-Rise Laboratory Repositioning | Boston, MA
Commonwealth Pier | Boston, MA

Phil Casey is a Principal at CBT with over 25 years of professional experience leading commercial mixed-use projects of all types and scales, including laboratory/life sciences, high-rise multi-family residential, and office buildings, as well as commercial mixed-use development master plans. Most recently, these include ten life science buildings and master plans in high-profile urban and suburban sites in and around Boston. Most notably, a new lab building at Bulfinch Crossing, a new 32-story office tower located at 380 Stuart Street in downtown Boston, a new performance/lab building at 585 Third Street in the heart of Kendall Square.



**SENIOR PROJECT MANAGER,
ASSOCIATE PRINCIPAL**
ROB HAGAN
AIA, LEED AP

Education

Bachelor of Architecture, University of Arkansas

Relevant Experience

149 Newbury Street | Boston, MA
176 Lincoln | Allston, MA
220 Huntington Ave. | Boston, MA
Bequall | Varying Locations
CityPoint South | Waltham, MA
1270 Commonwealth Ave | Allston, MA
Boston University Strategic Development Planning | Boston, MA
DaDong Residential Tower | Taichung, Taiwan
Mary Ellen McCormack
Redevelopment | Boston, MA

An expert in placemaking and public realm design, architect Rob Hagan has over 24 years of experience in leading, designing, and planning cultural, academic, residential, and mixed-use developments from conceptual design through construction administration. Rob specializes in the creation of mixed-use and retail-centric developments with a focus on creating high-quality public realm experiences, which improve the built environment beyond just the building.



**SENIOR DESIGNER,
PRINCIPAL**
MITCHELL BUSH
AIA

Education

Master of Architecture, High Honors, Columbia University

Bachelor of Design, High Honors, University of Florida, School of Architecture

East Asia Program, Study Abroad Design Studio, University of Florida

Relevant Experience

380 Stuart Street | Boston, MA
Two Congress | Boston, MA
CityPoint South | Waltham, MA
121 Seaport | Boston, MA
Bulfinch Crossing Master Plan | Boston, MA

Mitchell Bush is a senior designer with particular expertise in urban design/planning and architecture, and the interplay between the two practices. Since joining CBT, Mitch's professional experience has been devoted to large-scale and complex urban projects. Mitch is known for developing pragmatic and elegant solutions, as well as his advancement of the greater discussion around urban development and design.



**SENIOR LABORATORY ARCHITECT,
PRINCIPAL**
ARIEL BRAIN
AIA, LEED AP BD+C

Education

Master in Architecture, Rice University

Bachelor of Fine Arts, University of Massachusetts at Amherst

Bachelor of Arts, University of Massachusetts at Amherst

Relevant Experience

176 Lincoln | Allston, MA
585 Third Street | Cambridge, MA
Two Congress | Boston, MA
Confidential Lab/Office Building | MA
Confidential High-Rise Laboratory Test-Fits | Boston, MA

Ariel Brain is an Associate Principal and senior laboratory architect at CBT with over 25 years of professional experience. While heavily focused on science and technology, he is well versed in commercial and mixed-use developments. Ariel has been a key contributor to projects requiring a high level of integration from multiple disciplines. His innate problem solving skills allow him - and enable his team - to properly address complex structural and technical design challenges.



**SENIOR PROJECT ARCHITECT,
SENIOR ASSOCIATE**
LAURA RUSHFELDT
AIA, LEED AP

Education

Master of Architecture, Massachusetts Institute of Technology (MIT)

Bachelor of Science in Architecture, The Ohio State University

Relevant Experience

380 Stuart Street | Boston, MA
RISE Master Plan | Boston, MA
372 Memorial Drive Incubation Center | Cambridge, MA
40 Roland Street | Boston, MA
Bulfinch Crossing Master Plan | Boston, MA
Two Congress | Boston, MA

Laura is a Senior Project Architect at CBT with 12 years of design experience. Her work spans building types, project scales, and geographic settings, from small-scale residential and commercial buildings to large mixed-use projects to urban design and master planning efforts. Her longstanding focus is on planning and programming for complex cultural and commercial projects with a particular focus on life sciences. Laura received her Master of Architecture from Massachusetts Institute of Technology (MIT) and B.S. Architecture from The Ohio State University.



LANDSCAPE ARCHITECT, DIRECTOR
CHRIS MATTHEWS
ASLA

Education

Master in Landscape Architecture Harvard University Graduate School of Design

Bachelor of Arts in Landscape Architecture (Hons), Heriot-Watt University (Edinburgh, UK)

Relevant Experience

Cambridge Crossing Master Plan and Implementation | Cambridge, MA
Buffalo Bayou East Sector Master Plan | Houston, TX
King Salman Park | Riyadh, Saudi Arabia
Boston Flower Exchange | Boston, MA
Harvard University Common Space Master Plan | Cambridge, MA
Harvard University Science Center Courtyard | Cambridge, MA

Chris has 30 years of experience in the practice of Landscape Architecture in London, Tokyo, and around the US. His work is driven by the belief that when landscape is integrated into good urban and infrastructural design from day-one of a project the result is better cities - more sustainable, equitable, efficient, and beautiful. Chris has taught the use of vegetation in the urban environment at the Harvard Graduate School of Design since 2010.



**SENIOR URBAN DESIGNER,
PRINCIPAL**
DEVANSHI PUROHIT
AICP, INTL. ASSOC. AIA

Education

Master of Science in Architecture and Urban Design, Graduate School of Architecture, Planning and Preservation, Columbia University

Bachelor of Architecture, Department of Architecture, M. S. University, India

Relevant Experience

585 Third Street | Cambridge, MA
Abu Dhabi Climate Intervention Initiative | Abu Dhabi, UAE
Blueway at the New England Aquarium | Boston, MA
Cambridge Crossing Master Plan | Cambridge and Boston, MA
Suffolk Downs Master Plan | Boston and Revere, MA
Masdar City, Phase II Detailed Master Plan | Abu Dhabi, UAE

Devanshi Purohit is an urban designer, architect and resiliency strategist with eleven years of experience. Highly skilled at generating innovative approaches and urban solutions, Devanshi brings an energetic and facile conceptual vision to her work. With broad experience in architecture, urban design, and resiliency planning,

LIFE SCIENCE, INNOVATION, AND COMMERCIAL OFFICE EXPERIENCE

CBT's life sciences design team is multi-faceted and diverse, and we are experts in how space is and can be scaled, manipulated, and maximized. They design spaces that invite curiosity, encourage learning and making, and – most importantly – incite innovation of limitless kinds.



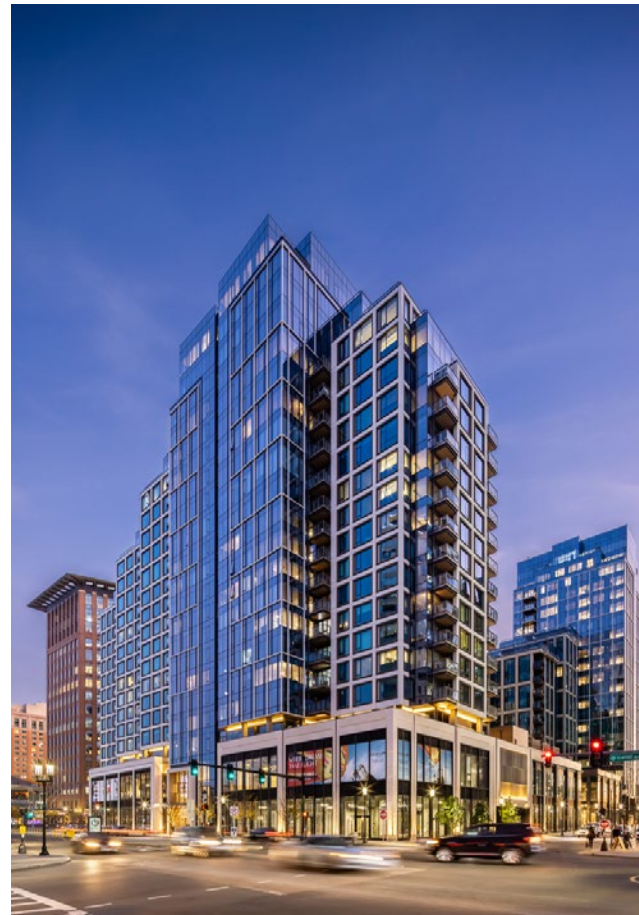
PUBLIC REALM WITHOUT BOUNDARIES

The way companies and institutions use space today is changing, especially in a post-pandemic world. They are proud to have designed the kinds of open and flexible large-scale spaces that allow for open programming and a broad variety of uses we haven't seen in the past for both their life science and commercial office projects.



BOSTON SEAPORT EXPERIENCE

The team proposed for this monumental project has a long and successful history of planning and development in Boston's Seaport neighborhood. The design firm leading architecture for the three buildings on D and E Streets, CBT, has delivered millions of square feet of mixed-use projects here within the last decade alone. Between the highly sustainable and award-winning 121 Seaport to the mega-block development Echelon Seaport (in collaboration with KPF); Gables Seaport; the waterfront residences at both 22 Liberty and on Pier 4 (the latter in collaboration with SHoP) and the ongoing reimagining of Commonwealth Pier, the team is both deeply knowledgeable and extremely innovative in creating unique buildings within this area. The opportunity presented by this RFP is an immense one, and we anticipate creating some of the most forward-looking and sustainable buildings to occupy your high-profile site.



A1F. COMPLETION GUARANTY

BGI, as the managing member, has participated in over a dozen joint ventures in projects of this magnitude over the last 20 years, with an aggregate value of over \$4 billion as follows:

- One Lincoln Street -- \$200 million
- Seaport Square Master plan -- \$200 million
- One Seaport -- \$400 million
- 55 Seaport -- \$10 million
- Songdo International City (25 projects) -- \$3 billion
- 10 World Trade -- \$400 million

Individual projects generally require the joint venture to provide a completion guaranty for the construction loan lender, which is shared jointly and severally by the members of the joint venture.

371 D Street will be no different.

A1G. FINANCIAL CAPABILITY OF PROPOSER TEAM

JLL BACKGROUND

JLL is a leading provider of capital markets transaction services to the U.S. commercial real estate industry. As one of the largest and most successful commercial real estate capital intermediaries in the country, JLL incorporates capital markets knowledge with local real estate knowledge to complete the most complex real estate transactions. In 2022, JLL was the top-ranked intermediary for total originations with total transaction volume of \$290 billion in 4,183 transactions - with \$13.6 billion of 2022 transaction volume raised to finance real estate development projects.

JLL has capitalized some of the most prominent development projects in the nation, and no firm has capitalized more development in the City of Boston. The JLL Boston office has secured the financing for many of the projects whose cranes currently dot the skyline. Recently financed development projects include:

- The Harvard Enterprise Research Campus - \$750 million
- South Station Tower – \$870 million
- 10 World Trade Center - \$560 million
- Allston Labworks - \$585 million
- 1001 Boylston - \$323 million
- Raffles Hotel & Residences - \$435 million

The 371 D Street development team members at JLL have worked with BGI and others to capitalize several downtown Boston developments across a spectrum of property types including:

- 10 World Trade Center – Office and Life Science (BGI)
- Benjamin and Via Apartments at Seaport Square (BGI)
- Yotel Boston Seaport (BGI)
- Seaport Square Master Plan Land Development Financing (BGI)
- Raffles Hotel & Residences
- Hilton Canopy Hotel (MassDot Ground Lease)
- Aloft & Element Hotels (MCCA Ground Lease)
- One Channel Center Office Building & Parking Garage
- 100 Northern Avenue – Office
- 22 Liberty at Fan Pier – Residential
- 50 Liberty at Fan Pier - Residential
- Vertex Pharmaceuticals Headquarters – Office & Life Science
- Liberty Hotel – Hotel
- BioSquare – Life Science
- Park Lane Apartments (Massport Ground Lease)
- 100 Arlington Street Redevelopment – Residential
- Waterside Place Apartments – (Massport Ground Lease)
- Avenir Boston (MassDot Ground Lease)

Note that a number of the projects on the above list were built on land sites that were ground leased from public authorities.

A1G. FINANCIAL CAPABILITY OF PROPOSER TEAM

10 World Trade

Ownership: 10 World Trade JV, LLC

PGIM – Limited Partner – 50%

Wheelock Street – General Partner – 25%

401 Congress Street JV, LLC - Sponsor/Developer is a joint venture of the following entities – 25%

Boston Global Investors – Sponsor / Developer Manager

Bastion (minority partner) – Sponsor / Co-Developer

Cogsville Group (minority partner) – Sponsor / Co-Developer

Edge Technologies – Sponsor / Co-Developer

GP MWBE Fund Member - 10 World Trade Investors, LLC – A \$15,000,000 Fund of Individual MWBE Investors

Project Timeline - Current Construction - March 31, 2022 – November 30, 2024

Total Development Cost:

\$597M

Amount & Sources of Debt:

\$383M – AIG

Amount & Sources of Equity:

\$214M – PGIM, Wheelock Street, 401 Congress JV members (listed above)

Development Team Members which secured the specified financing components:

BGI - John Hynes, Managing Partner

BGI - Kevin Benedix, CFO

BGI - John Hynes, IV, EVP / Project Executive

BGI - Len Conlin, Director of Construction

BGI – Linda Margolin, Controller

Bastion – Gosder Cherilus

Cogsville – Don Cogsville

One Lincoln

Ownership: KBJV, LLC

STRS/Ohio – 80%

MSREF III – 10%

Gale & Wentworth – 5%

CPA (minority partner) – 5%

Project Timeline: 2000-2004

Total Development Cost: \$350M

Amount & Sources of Debt:

\$250M

General Motors Acceptance Corporation (GMAC)

Amount & Sources of Equity:

\$100M

Morgan Stanley Real Estate Fund (MSREF)

State Teachers Pension Fund of Ohio (STRS)

Gale & Wentworth

CPA

Project Sale: \$705M in 2004

Development Team Members which secured the specified financing components:

John Hynes, Managing Partner

Kevin Benedix, CFO

Len Conlin, Director of Construction

Seaport Square

Ownership: Seaport Square, LLC

MSREF V – 90%

BGI – 10%

Project Timeline: 2006 – 2016 (Date of exit by this owner entity)

Total Development Cost:

\$260M

Amount & Sources of Debt:

\$147M – Capmark Finance, Starwood Capital

Amount & Sources of Equity:

\$113M – Morgan Stanley Real Estate Fund (MSREF) & BGI

Project Sale: \$674 Million

Development Team Members which secured the specified financing components:

John Hynes, Managing Partner

Kevin Benedix, CFO

Len Conlin, Director of Construction

New Songdo City

Ownership: New Songdo City, LLC

Gale International – 31%

BGI – 30%

Posco E&C – 29%

MSREF VI. – 10%

Project Timeline: 2001 – 2011

Total Development Cost: \$12.5 Billion

Amount & Sources of Debt:

\$10 Billion – Syndication of Korean Banks

Amount & Sources of Equity:

\$2.4 Billion – Korean Investors

\$100 Million – New Songdo City, LLC

Development Team Members which secured the specified financing components

John Hynes, Managing Partner

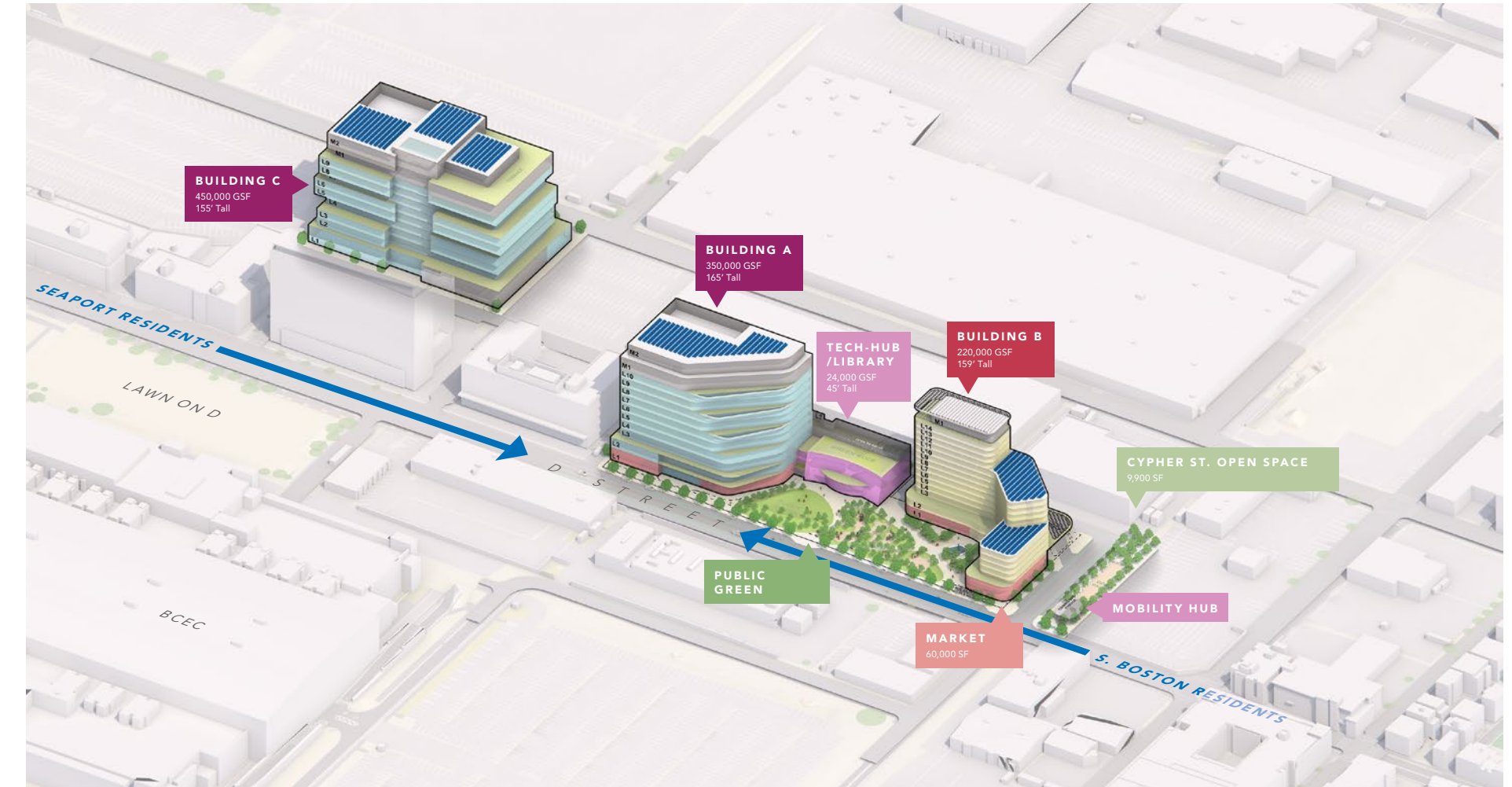
Kevin Benedix, CFO

A1H. PRE-OPENING SCHEDULE

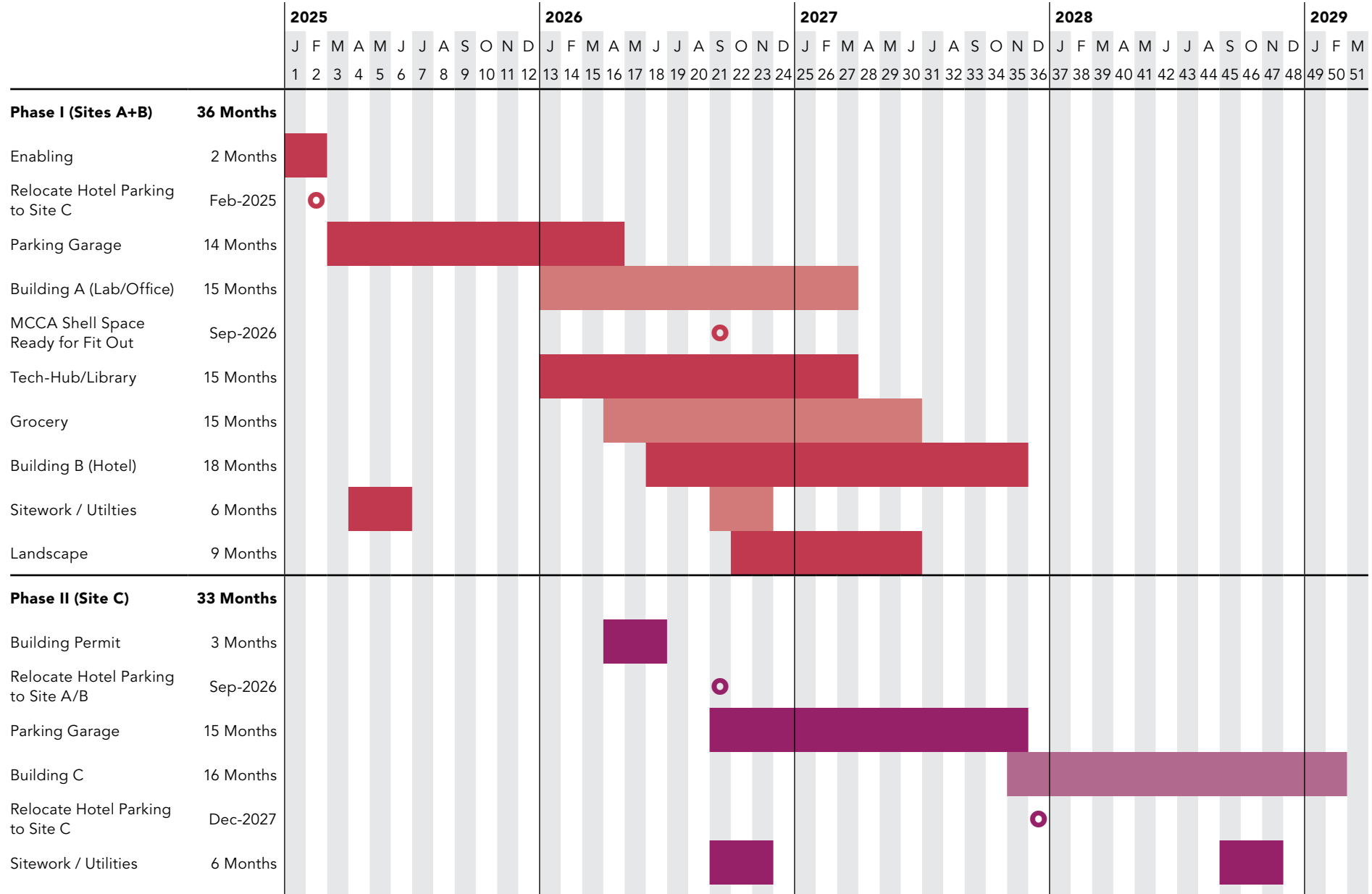
		2024 Q1			Q2			Q3			Q4			2025 Q1			
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Preliminary Designation	Jan-24	●															Assuming a Preliminary Designation by the MCCA as of January 2024, the Development Team will immediately endeavor to negotiate and execute the Development Agreement and Ground Lease documents with the MCCA within a 12-13 month period. The Development Team will make use of its recent experience with a similar process with Massport on Parcel A-2 (401 Congress Street / 10 World Trade).
Designation Period	12 Months																
Negotiate Development Agreement	5 Months																
Execute Development Agreement	Jun-24					●											
Negotiate Ground Lease	4 Months																
Execute Ground Lease	Jan-25														●		
Survey	2 Months															Critical to this accelerated timeline will be the Development Team's financial commitment to advance the Project's design program to the mutual satisfaction of the Development Team, the MCCA, the local community, and City/State agencies. Immediately upon Designation, the Development Team will request access to perform survey and testing on the Site to confirm assumptions and inform the design, which will be advanced in close cooperation with the MCCA approving each phase of design.	
Soil Testing, Test Borings, etc.	3 Months																
Concept Design	2 Months																
Schematic Design	3 Months																
Design Development	4 Months																
Permit Set	4 Months																
Community Engagement	11 Months															Throughout an approximately 11-month process, the Development Team will hold regular community hearings while also leveraging technology through our Project Website (hosted by coUrbanize) to streamline comments and provide transparency into the planning process. City and State approvals through the concurrent BPDA & MEPA processes will track closely with the design & community process. Ultimately, we envision filing for a Building Permit on Phase I (Sites A and B combined) by the end of 2024. Site C will be included in this planning and approval process, with a Building Permit filing target of Q2 2026 so as to start construction on that site in Q3 2026.	
ENF/PNF	3 Months																
DEIR/DPIR	4 Months																
BCDC Design Review	4 Months																
FEIR/BPDA Board	3 Months																
Article 37 Review/Approval	3 Months																
FAA Approvals	4 Months																
Local Permits/Approvals (BWSC etc.)	3 Months																
Building Permit (State)	2 Months																
Equity Raise: GP Capital	3 Months																The Initial Sponsorship, represented by the Development Team, is committed to funding the design and approvals process while also securing financial commitments from the additional GP and LP equity partners required to finance this Project. Upon substantial progress with the City/State approvals, and with design advanced to the point of providing a GMP from the Construction Management Joint Venture, a Construction Lender will be brought on board prior to Closing on the Ground Lease and starting construction in January 2025.
Equity Raise: Minority Syndicate	6 Months																
Equity Raise: LP Capital	4 Months																
Debt Financing	3 Months																
Closing / Construction Start	Jan-25														●		

A1I. PROPOSED DEVELOPMENT PROJECT PROGRAM

Please refer to Section A3C for the Proposed Development Project Program.



A1J. CONSTRUCTION SCHEDULE



A2. DEVELOPMENT CONCEPT

A2A. DEVELOPMENT USES, COMMUNITY, AND BENEFITS

HOW WE FULFILL THE DEVELOPMENT OBJECTIVES

We have crafted our proposed program to assure we provide the MCCA with a development that strengthens the local economy in an inclusive, vibrant, and sustainable way while also enhancing the quality of the public realm. By bringing the neighborhood a much-needed full-service grocery store, new café's, Tech-Hub/library, expansive public green, and places for new businesses—from R&D and office to retail and hospitality—the development of South Boston's D and E Streets will provide an active and revitalized gateway between the West Broadway area and the South Boston Waterfront. The proposed program for sites A, B, and C will enrich the urban experience for the local community, the local workforce, and visitors alike.

The Big Picture

- Three (3) sites (A, B, C) totaling approximately six (6) acres of land including approximately 65,000 square feet of dedicated public green space, approximately 54,000 square feet of terrace and above grade open space, and a total of approximately 110,000 square feet of improved public realm.
- Three (3) mixed-use commercial buildings totaling nearly 1.08 million square feet with over 30,000 square feet of dedicated community space
- Below-grade parking for 965 cars, including 222 spaces exclusively for use by the MCCA and its neighboring hotel tenants.

The Details

Building A1: Square Footage + Program

- Ten-story, approximately 350,000-square-foot lab /office building
- Ground floor retail
- Levels two and three offer 50,000 square feet of core and shell space for office use by the MCCA

Building A2: Square Footage + Program

- Two story, approximately 30,000-square-foot Tech-Hub/library

Building B1: Square Footage + Program

- Fourteen-story, approximately 220,000-square-foot hotel (approximately 300 keys)
- Ground floor retail, hotel amenity, and grocer pavilion
- Approximately 60,000-square-foot grocery program

Building B2: Square Footage + Program

- Approximately 1,200-square-foot bike pavilion—the B2 Hub

Site A+B: Square Footage + Program

- Two levels of underground parking and a total of 495 spaces: The first level contains 145 spaces for exclusive use of grocer and 50 spaces for the exclusive use of the MCCA; The second level includes 189 spaces for Building A lab tenants, 10 spaces for Building A retail, 75 spaces for Building B hotel, 2 spaces for Building B retail, and 24 spaces for the Tech-Hub/library.
- Approximately 65,000-square-feet of public green space
- Open space for events, outdoor fun, gatherings, children's playground, groundwater recharge, and a dog park

Building C: Square Footage + Program

- Nine-story, approximately 450,000-square-foot life science/R+D/cGMP building
- Approximately 2,500 square feet of ground floor retail/café space
- Three levels of underground parking with a total of 470 below-grade parking spaces: The parking includes 288 spaces for life science tenants, 9 spaces for R+D/cGMP manufacturing, 1 space for retail, and 172 spaces for the existing Aloft + Element hotels.

A2B. COMMUNITY BENEFITS

With the mixed-use, human-scaled, pedestrian-friendly development of MCCA’s sites A, B, and C between D and E Streets in South Boston, the community will benefit in many ways, from transformations the development will create, to the overall advantages of thoughtfully designed urban environments that support healthy city living for all ages, abilities and backgrounds.

- a much-needed full-service grocery store within walking distance for South Boston/Seaport residents, addressing the neighborhoods current lack of grocery shopping options
- new pedestrian-friendly streetscape environment with sidewalks, lighting, trees and two newly extended streets that help transform the feel and scale of the neighborhood to a more human-scaled, walkable destination.
- an exciting new 1.26 acre public green space including a playground and event lawn that replaces former industrial space
- new approximately 10,000-square-foot dog park, stormwater wetland, and B2 Hub
- new childcare service within easy distance for residents
- new neighborhood cafés and retail destinations
- new bike repair resources, bike racks, and BLUEbike stations
- new bike lanes and a new MBTA bus stop on D Street
- a stronger, more pedestrian-oriented urban environment that benefits all by encouraging more walking and time outdoors



A2C. JOBS

The Project is estimated to create approximately 6,600 construction jobs and an additional 13,000 indirect jobs (supplier and induced jobs), per the methodologies employed by the US Department of Labor.

The Project is estimated to create approximately 3,000 permanent jobs.

WORK PROGRAM

PROJECTED LABOR HOURS

PROJECTED CONSTRUCTION JOBS

A+B Garage	352,114	190
Building A: Lab/Office	1,053,470	569
Building B: Hotel/Grocery	786,135	425
Tech-Hub/Library	96,000	52
A+B: Public Realm	72,000	39
Building C: Lab/Manufacturing	1,707,119	923
F Total	4,066,838	2,198

Assumptions/methodology

Union project with average burdened wage of \$125/hour

A construction job is defined as equivalent of 1,850 hrs of labor

On union projects assume 60% of the total cost is labor for new construction - add 5% for renovation work

A2D. BENEFITS BEYOND DEVELOPMENT

A proposed development to serve as a model for next-generation sustainable design practices through the reduction of fossil fuel dependencies.

The creation of a \$5 million Social Impact Fund, managed by the Development Team and distributed to local non-profit organizations in the South Boston and minority communities.

We have identified the first recipient of this Impact Fund as the Benjamin Franklin Cummings Institute of Technology. The Project's contribution to this organization will provide scholarships for students, who are predominantly students of color. Education is the foundation of our society, and a cornerstone in our pursuit of helping establish generational wealth through high-skilled and high-wage career opportunities.



A3. DEVELOPMENT PLAN

A3A. IMPLEMENTATION

Please reference the attached schedules for both the Predevelopment and Construction phases of the Project. Please note that for the purposes of this Submission, the assumed Preliminary Designation is January 2023, and therefore all start / end date targets shall be adjusted accordingly per the actual date of Preliminary Designation.

Given the Authority's request to achieve Ground Lease Execution within 270 days from the date of Preliminary Designation, we have put forth a Predevelopment Timeline that is aggressive but within the realm of possibility if the Project receives adequate focus from the BPDA / MEPA offices. Regardless, the Developer shall work diligently to proceed with the design / approvals process without any delay on its own part.

Predevelopment

The Development Program is contemplated as one single phase for approvals, but two phases of construction. The structures on all three parcels are contemplated as undergoing the design and public approval process within the first year of designation by the MCCA. This includes Article 80, MEPA, and other State/local approvals as highlighted in the schedule provided in Section A1H of this submission (see page 58). The Development Team is committed to funding that effort immediately upon designation by the MCCA. The Development Team will use best efforts to execute the Ground Lease within 270 days of Designation by the MCCA, including but not limited to funding the design and entitlements processes associated with the entire proposal. We are confident that with a concerted effort by our team and with the full cooperation and support of all key stakeholders and agencies, we can secure all design, approval, and financing milestones within this period of 270 days (i.e. Year 1).

We therefore aim to start construction at the beginning of Year 2. Due to the RFP requirement to maintain approximately 200 active parking spaces for the neighboring hotels on D Street, construction is contemplated as being done in two phases. First, the existing surface parking on Site A will be relocated to Site C. The remainder of Year 2 will be spent building the two-level garage beneath Sites A+B (approximately 495 parking spaces).

Year 3 will be spent going vertical on Sites A and B. In Q3 of Year 3, the neighboring hotels will be able to transition their parking needs back to the larger site in the new garage while construction on Site C commences. At the same time (Q3 Year 3), the MCCA core & shell space will be ready for Tenant Improvements by the MCCA, and the garage under Sites A and B will be ready for the neighboring hotel parking to be relocated from Site to the new underground garage while Site C starts construction.

By the middle of Year 4, the Grocery Store, Tech-Hub/ Library, and Public Realm will be complete, and

The hotel and will be completed by the end of Year 4, and also at the end of Year 4 the parking garage under Building C will be ready for the neighboring hotel spaces to move back to Site C, which is their proposed final location.

In Q1 of Year 6 Building C – and therefore the entire development program -- will be completed.

A3B. SUMMARY OF THE PLAN FOR OPERATION

Approximately 9 months prior to Substantial Completion of the Project, the Development Team shall solicit proposals from premier third party Project Management firms as appropriate for Class A commercial space of each relevant use. In keeping with the Project's commitments to sustainability and Diversity, Equity and Inclusion, all project operations shall pursue LEED, WELL, and SITES certifications as further outlined in the Design Submission and Financial Submission. A minimum of 40% of all operations and maintenance contracts shall be awarded to qualified MWBEs, and the cost of all operations throughout the project shall be funded via each building's triple net rent structure, including the maintenance and public programming commitments for the public realm space included within the Project.



A3C. PROPOSED DEVELOPMENT PLAN

Our team is fully aligned with the MCCA's call for a forward-thinking development of these critical gateway sites on D and E Streets in South Boston. We are excited to share our program, and its design vision, for making this site a landmark destination in South Boston. Our proposed program—and our urban design approach—align with MCCA's commitment to strengthening the local economy in an inclusive way, while transforming these sites into neighborhood and pedestrian-friendly places.

The Program for MCCA's D and E Streets:

- Three (3) sites (A, B, C) totaling approximately 270,000 square feet of land including over 65,000 square feet of public green space and roughly 110,000 of improved public realm.
- Three (3) mixed-use commercial buildings totaling over 1.08 million square feet with over 30,000 square feet of community programming space
- Below-grade parking for 965 cars, including 222 spaces exclusively for the MCCA and the neighboring Aloft and Element hotels

PHASE ONE

Sites A and B will be developed first, allowing us to maintain the 222 hotel/MCCA surface parking spaces on Site C until the underground garage at Sites A and B is complete.

We also anticipated the future extension of a 1,200-square-foot transit hub/BLUEBike station building—the B2 Hub—along Cypher Street to further advocate for multi-modal transportation options, including bike commuters.

Building A1 is proposed to be a ten-story, approximately 350,000-square-foot lab/office building with ground floor retail, community, lobby, and back of house areas. Levels two and three contain 50,000 square feet of core and shell office space for use by the MCCA.

Building A2 is proposed to be a 2 story, approximately 30,000-square-foot community building linked to A1 and sharing common loading and mechanical infrastructure

Building B1 is proposed to be a fourteen-story, approximately 220,000-square-foot hotel including retail, hotel amenity, and a much-needed, 60,000-square-foot grocery program. The building will also have 2 outdoor green roof terraces totaling approximately 12,000-square-feet for gathering and urban agricultural uses.

Building B2 is proposed to be an approximately 1,200-square-foot transit hub/bike storage / BLUEBike station building

Parking: Building A + Building B: Buildings A & B will sit above a garage that spans the entire site footprint and contains two levels of underground parking. The first level contains 145 spaces for exclusive use of grocer and 50 spaces for the exclusive use of the MCCA; The second level includes 189 spaces for Building A lab tenants, 10 spaces for Building A retail, 75 spaces for Building B hotel, 2 spaces for Building B retail, and 24 spaces for the community space.

Construction Phasing: Site A and Site B: Together with the garage and Buildings A1 and A2, Buildings B1 and B2 shall be construction in the first phase of project construction.

PHASE TWO

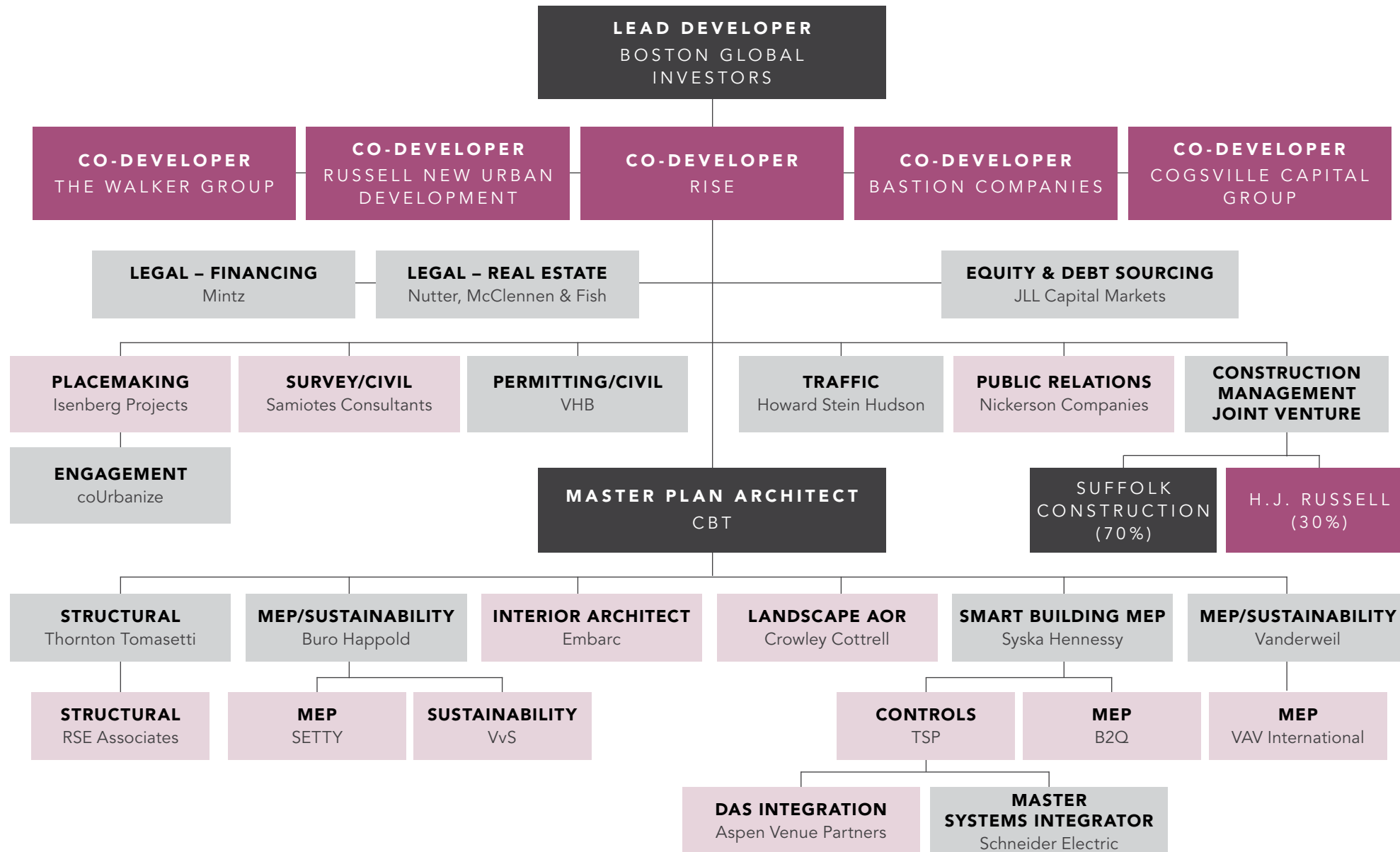
Building C is proposed to be a nine-story, approximately 450,000-square-foot life science/ R+D/cGMP building with ground level retail totaling approximately 2,500-square-feet

Parking: Building C: Building C will sit above 3 levels of underground parking with a total of 470 below-grade parking spaces: The parking includes 288 spaces for lab tenants, 9 spaces for manufacturing, 1 space for retail, and 172 spaces for use by the existing Aloft + Element hotels.

Construction Phasing: Building C

Construction commencement on this parcel will begin after the 222 Hotel/MCCA parking spaces are delivered to MCCA as part of the first phase of construction.

A3C. DESIGN & CONSTRUCTION ORGANIZATIONAL CHART



A3D. APPROVALS AND PERMITS (PRECONSTRUCTION ONLY)

Agency/Department	Permit/Approval/Action	Team Lead
Federal		
Federal Aviation Administration	Determinations of no hazard to air navigation (building and cranes),	VHB
Environmental Protection Agency	National Pollutant Discharge Elimination System (NPDES) Construction General Permit and Remediation General Permit (if required)	Construction Manager
	Dewatering and Remediation General Permit	Haley & Aldrich
Commonwealth of Massachusetts		
Executive Office of Energy and Environmental Affairs	Massachusetts Environmental Policy Act (MEPA) Review	Developer/VHB
	Landlocked Tideland/Public Benefit Determination	VHB
Massachusetts Historical Commission	Determination of No Adverse Effect (if required)	VHB
Massachusetts Department of Environmental Protection	Construction and Demolition Notices	Construction Manager
	RAM Plan and Completion Certificate (if required)	VHB
	Boiler and Emergency Generator Emissions Approval (if required)	VHB
Massachusetts Water Resources Authority	Industrial User Sewer Use Discharge Permit (if required)	VHB
	Temporary Construction Site Dewatering Permit (if required)	VHB Civil
Massachusetts Convention Center Authority	Ground Lease	Developer/Nutter
	Project design review	Developer /CBT
Massachusetts Department of Transportation	MassDOT Access and Construction Permit	VHB/Howard Stein Hudson
State Building Commissioner	Building Code Relief (as required)	CBT
Office of Public Safety and Inspections	Building Permit	Construction Manager
	Other construction-related permits	Construction Manager
	Certificates of Occupancy	Construction Manager

A3E. BUSINESS PERMITS AND LICENSES

Business Permits & Licenses. Upon advancement of the Development Program, and closer to the time of implementation, the Development Team will obtain or cause to be obtained all relevant and necessary business permits and licenses for each use of the development.

A3E. LETTERS OF INTEREST



September 26, 2023

Brendan Flynn
Massachusetts Convention Center Authority
415 Summer Street
Boston, MA 02210

Dear Mr. Flynn,

Visionbridge is excited to be submitting a letter of support for the 371 D Street Development JV, LLC (“the Development Team”) response to the RFP. The Development Team has a strong track record of developing and managing high-quality, large, and complex mixed-use projects, including the recent designation with Massport on Parcel A-2 in the Seaport, and the MCCA project is a strong fit with their expertise.

Visionbridge has worked alongside the Development Team to understand the project goals, program, and current plans, and has offered insights and ideas. Visionbridge is submitting this letter as an expression of interest to join the Development Team formally at a later date and deploy capital to support this project. To that end, Visionbridge and the Development Team are discussing a framework for a partnership whereby Visionbridge would work alongside the Development Team in the development of the lab portion of the program.

We look forward to working with the Development Team and the MCCA on this project and are excited to utilize our expertise in life sciences real estate investing and development to help create a successful project.

Sincerely,



Tim Stoll
Managing Director
Visionbridge

Sponsorship Information

Visionbridge: Visionbridge is a full-service real estate development, investment, and management firm held by entities affiliated with Apollo Global Management to meet the unique needs and challenges of the life sciences real estate market. The Visionbridge team has directed and supported sourcing, development, and execution on over \$5 billion of life sciences real estate investments over their careers.

Apollo Global Management: Founded in 1990, Apollo Global Management, Inc. (“AGM”) is a leading global alternative asset manager and a value-oriented investor in private equity, real estate, and credit-oriented capital markets. AGM has considerable expertise investing in companies and assets and has a track record of investing across a company’s capital structure through economic cycles. AGM had total assets under management of approximately \$617 billion as of June 30, 2023, and has offices throughout the world.

A3F. LETTERS OF SUPPORT



September 20, 2023

Massachusetts Convention Center Authority
415 Summer Street
Boston, MA 02210

Dear Madam/Sir:

I am writing on behalf of the Asian Community Development Corporation in support of the development team led by Boston Global Investors (BGI) for their response to the Request for Proposals (RFP) issued by the Massachusetts Convention Center Authority (MCCA) on June 26, 2023.

ACDC started in Boston's Chinatown and now serves low-income Asian immigrants throughout Greater Boston. Through our community development, placekeeping, and youth programs, we seek to empower and strengthen these communities against the increased threat of gentrification, preserve their rich history and culture, and transform spaces by bringing people of all backgrounds together to live, work, and play.

Without the engagement from supporters such as Boston Global Investors, we would not be able to carry out our community building programs as successfully as we have done since our inception in 1987. The Boston Global Investors / 10 World Trade team aligns with our core values, with their community-driven approach to development, accountability, and inclusivity across all fronts.

Our recent partnership with BGI has increased our capacity to serve youths through our AVOYCE program, which serves primarily lower-income Asian American immigrant high school students through leadership development. Many AVOYCE alumni remain connected to Chinatown and continue to give back and serve the Asian American community. BGI's support has also enhanced our placekeeping initiatives, which bring together Chinatown residents and artists to co-create public art to activate public spaces in Chinatown. Most recently, BGI supported our annual 3-night Films at the Gate, a free outdoor performance and movie event by Chinatown Gate at the end of August. BGI is also supporting our newest art installation called Dancing Dragon at the One Greenway Park on Hudson Street, which will be unveiled at the end of October.

We have enjoyed our partnership with BGI to date and appreciate their thoughtful approach to community outreach and collaboration. We fully support BGI's proposal to MCCA's RFP.

Sincerely,

Angie Liou
Executive Director



September 21, 2023

John Hynes IV
Vice President, BGI
55 Seaport
Boulevard
Boston, MA, 02210

Dear John,

I am very pleased to write in support of your potential efforts to redevelop approximately six acres of land owned by the Massachusetts Convention Center Authority on D & E Streets in South Boston.

At 110 years, Boston Children's Museum is the second oldest and one of the most influential children's museums in the world. As an anchor institution in our current location on Fort Point Channel since 1979, we have witnessed the remarkable transition of the surrounding area. And BGI has played a critical role in the evolution of the Seaport Square neighborhood by prioritizing the public realm, open spaces, and live/work/play fundamentals in its development plans.

We are very proud to be currently partnering with Boston Global Investors/10 World Trade who is committed to the Museum's mission and the renovation of our much beloved Construction Zone exhibition. In our experience working with BGI, our leadership and board have been thoroughly impressed with your fierce commitment to supporting South Boston community organizations in a hyper-local, thoughtful manner, while also bringing your resources of time, talent and treasure to the table.

John, we are very thankful that BGI has not only provided crucial seed money to get us started on the prototyping and development of the exhibit, but you are also kindly serving in a leadership capacity on our steering committee to help ensure we are successful in our fundraising efforts. In addition, we are thrilled that your wife, Lauren, is now serving on our President's Council and helping us plan our upcoming Lunch & Learn events.

BGI has demonstrated exceptional civic leadership through its role in fostering a vibrant, accessible, welcoming and inclusive destination for employees, residents, visitors and tourists of all ages. We genuinely hope that the Massachusetts Convention Center Authority will consider partnering with BGI on the redevelopment of the six acres on D & E Streets in South Boston.

Most sincerely,

Carole Charnow, President & CEO



C/O The Boston Foundation
75 Arlington Street 3rd Floor
Boston, MA 02116

embraceboston.org

September 20, 2023

Brendan Flynn
Massachusetts Convention Center Authority
415 Summer Street
Boston, MA 02210

Dear Mr. Flynn,

I am writing on behalf of Embrace Boston in support of the development team led by Boston Global Investors for their response to the RFP issued by the Massachusetts Convention Center Authority on June 26, 2023.

Embrace Boston envisions a radically inclusive and equitable Boston where everyone belongs and Black people prosper, grounded in joy, love, and well-being. We seek to dismantle structural racism through our work at the intersection of arts and culture, community, and research and policy.

BGI was instrumental in achieving our first, large endeavor as an organization - building and presenting *The Embrace* to the city and the world on MLK weekend this year. BGI was one of our earliest champions and advocates of our mission, and fulfilled their \$1,000,000 contribution through the 10 World Trade Project. And although the dollars helped us significantly to achieve our goal, it was the relationship and reputation that equally aided our approach.

We are confident in BGI's ability to execute, to maintain promises, and to continue being a leader in the community and a strong partner to Embrace Boston and other non-profit organizations throughout the City.

In partnership,

Dr. Imari Paris Jeffries
President and CEO

A3F. LETTERS OF SUPPORT



Office of the President and CEO
41 Berkeley Street
Boston, MA 02116
617-588-1369
www.franklincummings.edu

September 20, 2023

Brendan Flynn
Massachusetts Convention Center Authority
415 Summer Street
Boston MA 02210

Dear Mr. Flynn,

On behalf of Benjamin Franklin Cummings Institute of Technology, I am submitting this letter of support to the Massachusetts Convention Center Authority regarding the development plan submitted by BGI, RISE and their co-development partners.

Benjamin Franklin Cummings Institute of Technology, commonly known as Franklin Cummings Tech, empowers students to achieve their career goals and attain economic advancement through accessible, flexible, and hands-on technical and trade education. We deliver 21st-century education built on history dating back to a 1790 bequest from Benjamin Franklin to the City of Boston to invest in trade education and entrepreneurship.

The development team led by BGI & RISE is one that has time and again proven its commitment to social impact and leadership by example. This team's commitment to uplift and upskill a diverse, talented, and local workforce -- now and for the future, is a remarkable and well-planned undertaking. I believe the results will be realized in the way of monumental generational shifts made possible by the deliberate inclusion and expansion of Boston's diversity of high-tech-talent pipeline. It is precisely through the work of proposals such as these that we will see the great impact that high-tech, high-skilled green jobs has in playing a part of reducing Boston's wealth-gap.

My organization supports this proposal and looks forward to a strategic partnership that generates a most positive outcome for all.

Sincerely,

Aisha Francis, Ph.D.

A3F. LETTERS OF SUPPORT



September 20, 2023

Mr. Brendan Flynn
Massachusetts Convention Center Authority
415 Summer Street
Boston, MA 02210

Dear Mr. Flynn,

I am writing on behalf of InnoVets® Boston and Massachusetts Fallen Heroes in support of the development team led by Boston Global Investors for their response to the RFP issued by the Massachusetts Convention Center Authority on June 26, 2023.

Mass Fallen Heroes (MFH) is a veteran-oriented nonprofit organization serving veterans and Gold Star families throughout the Commonwealth by providing support via an array of programs. Now in our second decade, we are excited to expand our mission in the form of an exciting rebrand effort that will ensure we are able to reach as many people as possible. InnoVets has evolved out of MFH and now serves as a hub for veteran innovation, offering programs like STRAC, Boston's first home-grown veteran and Gold Star family-focused business accelerator, and CodeX, a comprehensive initiative providing cybersecurity and IT education, training, mentorship, and job placement assistance for military veterans. We are grateful to have the resources to adapt our mission and continue to update the opportunities we provide our veteran community. Let me be clear—none of these programs would have been possible without the support of Boston Global Investors and their development partners from the 10 World Trade project in the South Boston Waterfront.

Having worked closely with BGI over the last decade, I can attest to its team members' unwavering commitment to our community and shared mission with MFH. BGI was pivotal in establishing the Massachusetts Fallen Heroes Memorial in Seaport Common at Emond Square. When we first approached BGI about finding a home for our Memorial in the Seaport, we were surprised to find a developer that not only embraced our mission but also stepped up by providing us with their most prized waterfront real estate on Northern Ave / Seaport Blvd. Their financial and logistical support made our vision a reality in 2015 with the opening of the Memorial, and they have remained one of our largest and most ardent supporters in the decade since our first meeting.

This development team has proven time and again that they are a true friend of the communities they work in and help to represent. In addition to raising funds and awareness for our organization, they have provided an untold number of hours and expertise in the execution of our mission while also providing us with space to host meetings and events, large and small.

We look favorably upon their proposed development program and know that we, along with many other local organizations in South Boston and beyond, will benefit from this development's proposed community space throughout the site – which will no doubt integrate seamlessly with the MCCA's similar mission to provide space for such programs and events in and around the BCEC.

Sincerely,

Dan Magoon
Executive Director
Massachusetts Fallen Heroes and InnoVets® Boston

massfallenheroes.org | 12 Channel St, Suite 603
Boston, MA 02210 | 617-380-1776

A3F. LETTERS OF SUPPORT



THE FRIENDS OF THE PERRY SCHOOL

September 20, 2023

Brendan Flynn
Massachusetts Convention Center Authority
415 Summer Street
Boston MA 02210

Dear Mr. Flynn,

I am writing on behalf of the Friends of the Perry School in support of the development team led by Boston Global Investors for their response to the RFP issued by the Massachusetts Convention Center Authority on June 26, 2023.

The Friends of the Perry is a 501(c)(3) charitable organization created to raise funds to financially support the Perry School in South Boston. We aim to support the Oliver Hazard Perry K-6 School in providing the best education for every child, every day, and to advance our students academically and socially, through innovative experiences designed to promote the learning of the whole child. We use the raised funds for student enrichment opportunities, field trips and classroom supplies that the BPS budget does not cover. We provide immediate emergency assistance for families in need within the school community. We are working diligently to improve our arts offerings at Perry and to expand community partnerships to provide a more well-rounded learning experience for students. We began a partnership with Boston Music Project in the fall of 2021, and it was a smashing success! We have made it a priority to continue the program through the 2022-2023 school year and beyond. BGI and their development partners have been meaningful partners and supporter of our mission and I have the utmost confidence that they will continue their great work in our community.

Sincerely,

Michaela Schult
Friends of the Perry

745 EAST SEVENTH STREET SOUTH BOSTON, MA (617)-635-8840



September 22, 2023

Brendan Flynn
Massachusetts Convention Center Authority
415 Summer Street
Boston MA 02210

Dear Mr. Flynn,

My name is Mercy Robinson, I am writing on behalf of South Boston en Accion in support of the development team led by Boston Global Investors, RISE, and their development partners regarding their submission for the RFP issued by the Massachusetts Convention Center Authority on June 26, 2023.

South Boston En Accion is a grassroots organization based out of the Boston Housing Developments in South Boston. We work to bridge the gaps in our neck of the woods to better the lives of all our residents. SBEA started as an organization to advocate and voice the concerns of Latinx residents back in the early 2000s. Today, it is an organization building back the community and itself after the pandemic and past and current racial climate and inequities. Over the last three years, we have opened our doors to all walks of life regardless of race, religious beliefs, or personal preferences—realizing that we are one, if not the only, organization in South Boston that is primarily minority-serving and managed.

This past year, we have been fortunate to have crossed paths with Boston Global Investor (BGI). Thanks to the Impact Fund established by the 10 World Trade Development Project, we have not only been able to keep our doors open but have begun to grow again to our pre-pandemic capacity. They have been our top supporters since the pandemic and are committed to continue supporting our future.

BGI has a unique and dedicated team that ensures that organizations like SBEA receive the support they need to better and keep serving their communities. Their commitment, dedication, promises, and execution of those promises have been unparalleled. They understand that diversity, equity, and inclusion must take the forefront in bettering the lives of everyone, not just in the short term but also in the long term. Their proposal not only gives access to minority and female-owned businesses that may not have the financial capacity to be able to use beautiful spaces in prominent areas, but it also ensures that just like the Impact Fund established from 10 World Trade, they can continue their mission in supporting organizations in South Boston and BIPOC communities and organizations across Boston. Their public spaces will be used for programming that will be culturally diverse and inclusive in a growing affluent area. This is something that the South Boston neighborhood needs to grow on, being more diverse and inclusive.

We understand that the RFP does not include or encourage residential use of this site. Please reconsider this. South Boston is already suffering from increased heavy traffic and air pollution; if individuals who are working in the seaport could walk to work, it would decrease the amount of traffic that is only scheduled to keep growing with the rise of the seaport. This will not only benefit the neighborhood but the planet as well. Every little step counts.

Sincerely,

Mercy Robinson
Executive Director
South Boston En Accion

Facebook: @SBEAccion

Instagram: Sbeaccion

Twitter: @AccionSouth



John Hynes IV
Boston Global Investors
55 Seaport Blvd
Boston MA 02210

To Whom It May Concern:

I am writing to express my wholehearted support for the development team led by Boston Global Investors (BGI) in response to the Request for Proposals (RFP) issued by the Massachusetts Convention Center Authority on June 26, 2023.

I represent No Books No Ball, a community-focused 501(c)(3) nonprofit organization dedicated to providing athletic and educational programs for the youth. Our organization has experienced significant growth over the years, increasing our reach from 350 to 650 youths. This growth has been made possible, in no small part, due to the invaluable support of BGI and their development partners from the 10 World Trade project in the South Boston Waterfront.

The onset of the COVID-19 pandemic brought about unforeseen challenges, particularly impacting our ability to sustain our programs. During this difficult period, BGI demonstrated unwavering commitment by significantly augmenting their support, allowing our organization to not only survive but thrive. BGI has proven to be more than just a financial supporter; they actively engage with our community, offering their time and expertise to ensure our initiatives succeed. Without their steadfast support, reaching and positively impacting as many youth in our community would not have been possible.

Specifically, their contributions have played a vital role in meeting funding targets for critical initiatives such as our annual turkey drive, summer program, mentor engagement and more. Their proactive involvement has been instrumental in enhancing our operations, making a tangible and lasting difference in the lives of the young individuals we serve.

In conclusion, I have the utmost confidence in BGI's capabilities and dedication to the betterment of our community. Their proposed response to the RFP showcases their vision, commitment, and potential to create a lasting positive impact on the convention center project.

Sincerely,

Tony Richards, II
Program Administrator
No Books No Ball
www.nobooksnoball.com

PH: 617-428-8816 Email: T-Richl@hotmail.com

"Over 20 yrs of teaching more than just Basketball"

A3F. LETTERS OF SUPPORT



September 19, 2023

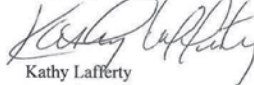
To Whom It May Concern,

On behalf of South Boston Neighborhood House (SBNH), I am submitting this letter of support to the Massachusetts Convention Center Authority (MCCA) regarding Boston Global Investors (BGI) and their proposal to MCCA.

BGI's philanthropic investments in the South Boston community and the Seaport are extensive. Many of our local non-profit organizations benefit from their financial support and generosity. BGI is at the table, supporting our efforts and ensuring that our important work continues. Over the past 15 years, John Hynes' projects have contributed \$350,000 in program and operating support to South Boston Neighborhood House, enabling us to respond to emerging needs in a changing neighborhood and ensuring that our efforts impact the families and seniors most in need of our investment and care.

The development projects led by John Hynes and the team at BGI have changed the landscape of the Seaport and have had a great impact on our neighborhood – creating jobs and career opportunities as well as improving the quality of life for many of our residents. We are confident that, if awarded, BGI will create spaces that continue to connect the traditional neighborhood to the Seaport through community connections, job opportunities and impactful programming.

Sincerely,



Kathy Lafferty
Executive Director



September 14, 2023

John Hynes, CEO
Boston Global Investors, LLC
55 Seaport Blvd, Boston, MA 02210

John:

Thank you for reviewing your design plans for the proposed development of the MCAA D and E Street RFP. As you know, we already have a store located in South Boston, however, we believe this development provides Stop & Shop an opportunity to expand our presence and better serve our customers in South Boston and Seaport communities. We are very much interested in your development plans and working with your group as you work through the RFP process. Thank you for your consideration.

Sincerely,



Guy Stutz, VP Real Estate Development

A3G. DEVELOPMENT PHASING STRATEGY

The Development Program contemplates a phased construction / delivery process, by which the below-grade parking levels and Site A shall be delivered first and within two (2) years of Construction Commencement. The completion of Sites A and B shall be approximately concurrent.

During construction of Site A and Site B, the existing arrangement for one hundred seventy two (172) parking spaces for the Aloft and Element hotels shall be relocated to Site C at no cost to the Authority or to the Hotels.

Upon Construction Commencement for Site C, the parking needs of the Hotels shall be accommodated in the newly constructed underground parking on Sites A and B until the completion of Site C, at which point the parking operation for the neighboring hotels will move back to Site C in their permanent location.

A4. DIVERSITY, EQUITY, & INCLUSION PLAN

A4. DIVERSITY, EQUITY AND INCLUSION PLAN

The DE&I initiatives of this proposal are rooted in the belief that we must support a holistic systemic approach to dismantling barriers and marginalization. Through working collaboratively – this development is able to create opportunity and grow our economy with a diverse, skilled workforce.

The Development Team, Project Ownership, the Design and Construction teams, and the Operations Teams for this Project shall exceed the Minority / Female participation goals of the Commonwealth and of any large-scale development project in the City of Boston to date.

At an Ownership level, the Initial Sponsor is comprised of six (6) companies: BGI (36%), RISE (34%), Russell New Urban Development (15%), Bastion Companies (5%), The Walker Group (5%), and Cogsville Capital Group (5%). All of these companies are MBEs with the exception of BGI; therefore, the Initial Sponsor is 64% minority-owned. Upon designation by the Authority, the Initial Sponsor will leverage its success both locally and nationally in the formation of an Equity Syndicate which will pursue additional minority/female investors that will form a syndicated fund of additional diverse capital.

The Development Joint Venture will consist of the same 6 firms, with roles & responsibilities and percentages of the development fees to be further defined prior to the execution of the Development Agreement and depending on the final program approved by the MCCA during the Concept Design approval process.

The Development Team is committed to the following additional participation goals:

Construction Management: a true joint venture between Suffolk Construction and H.J. Russell will be formed, where both firms take risk and participate in upside. To our knowledge such joint venture arrangements are rare, but are the only way to truly aid in the advancement of smaller less commercially-established DBEs.

A minimum of 20% of subcontracts will be awarded to M/WBE firms or partnerships.

A minimum of 25% of design and consulting contracts will be awarded to M/WBE firms or partnerships.

A minimum of 40% of building operations contracts will be awarded to M/WBE firms or partnerships.

To the extent an organization within the broader Project scope cannot comply with or meet the DE&I goals / commitments of this Submission, then such organizations shall provide a meaningful contribution towards a more lasting pipeline of diversity in the development business, for instance towards the career programs offered by design, construction, and building operations programs such as YouthBuild Boston, Digital Ready, and FC Tech.

This model has been implemented to an enormous level of success within the 10 World Trade Project, which is being led by BGI and its co-developers at Bastion, Cogsville, and Walker. This team's success is only further enhanced by the strength and experience of our Development Partners at RISE and Russell New Urban Development, LLC.

**A5. LOCAL
COMMITMENT
AND COMMUNITY
OUTREACH
PROGRAM**

A5. LOCAL COMMITMENT AND COMMUNITY OUTREACH PROGRAM

A5A. GOING BEYOND ARTICLE 80

A NEW SOCIAL IMPACT FUND

The biggest impact this project will have beyond its own curblines and the many city-building public benefits realized through the Article 80 Project is its creation and distribution of a \$5 million Social Impact Fund.

CONTINUING A SUCCESSFUL MODEL

We have already identified FC Tech as the first beneficiary of this Fund, which is modeled after the same concept we've successfully employed at the 10 World Trade development.

With the remaining funds, we will be able to support dozens of our City's incredible non-profit organizations, and our reach will positively impact the lives of thousands of fellow citizens who need and deserve a helping hand.

We welcome the opportunity to discuss this in more detail with the MCCA.

A5B. COMMUNITY BENEFITS: AMENITIES AND PROGRAMS

Our proposed design offers services, facilities, public green space, community spaces, and improved public realm designed to appeal to both nearby residents and local businesses.

Core public amenity features include:

- The Living Tech-Hub/Library, a nexus for community connection
- A full-service neighborhood grocery store, adding an important and sorely needed resource to a neighborhood with limited walkable grocery options.
- New public park, 65,000-square-foot of interconnected outdoor rooms provides many opportunities for all to feel welcome and interact in this new destination.
- Dedicated dog park
- The "B2Hub," this new bike repair shop and BLUEBike station encourages bike use

Enhancing the outdoor experience for regular occupants and visitors is a priority for the master plan. By dedicating over an acre to public open space between Site B's hotel, retail, and grocery building and Site A's lab/office, MCCA office, and retail building the design creates feeling of two smaller-scaled city blocks, rather than one, while adding a much-needed neighborhood park space that is geared toward the residents of South Boston. At the center of this new park will stand a 30,000-square-foot Tech-Hub/Library community space to serve as hub of activity and innovation. The addition of a new neighborhood dog park and wetland space with a pedestrian link creates

a network of public open spaces to welcome residents and visitors alike. The project intends to pursue SITES certification for the exterior design. SITES certification fosters optimized integrated design strategies, occupant comfort, visitor engagement with landscape, community connection and education beyond the project team.

Encircled by new sidewalks, street trees, and lighting, the new block avoids the unfriendliness of a "super-block" due to the generous public open space between the block's new proposed buildings as well as the proposed network of pedestrian pathways connecting through it. It also sets up D Street to be the front door to the development with Butler Street acting as the necessary service street. The public green space is a generous outdoor room available for all working, playing, and visiting the neighborhood. Its green expanse, walkways and outdoor seating and event spaces draw people in to lounge, eat lunch, work outside, visit hosted pop-up events, take a refreshing break from a busy workday, or to wander through as a pleasant shortcut to or from work and home.

A5C. NEIGHBORHOOD COMMUNICATIONS

The Project's consultant team are experts in community-informed development. Isenberg Projects and CoUrbanize both value transparency and community feedback to shape the future of the site, and ensure it feels like a part of the existing neighborhood fabric.

KEEPING EVERYONE UP-TO-DATE: DEDICATED WEBSITE + SOCIAL MEDIA

Our project team will use coUrbanize as well as a dedicated project website, social media platforms, including Facebook, Twitter, and Instagram postings, so that members of the community can track updates on project schedule, job postings and other project related information. Each of these communication touchpoints will be designed to not only inform the community about the project, but to also allow the project to be informed by the community. These tools will be integral to the public engagement strategy, working in tandem with the community to craft the cultural heartbeat of the site, its programs, and the design of its public spaces.

A5D. PUBLICATION OF JOB OPPORTUNITIES

The Project will use all media available to broadcast job opportunities to the community. Whether online, in person, in the newspaper, at job fairs, or by word of mouth.

CONVENIENT ON-SITE + WEB ACCESS TO JOB OPPORTUNITIES

During construction, job applications for the project will be readily available at the job site trailer for residents to apply for potential job opening. The proponent will also host an annual job fair to promote construction trade career opportunities and permanent employment at the project to local residents. A website will be created about the project, where community members can track project construction updates and job opportunities during construction and permanent future job opportunities.



A5E. TRAINING PROGRAMS

Through the Project's partnership with FC Tech and other organizations such as YouthBuild Boston and Building Pathways, a substantial investment will be made into jobs training programs both during and after construction. Boston has the talent and the demand for tremendous growth in the skilled labor sector, we just need to take a 21st Century approach and commit the appropriate resources, opportunities, and messaging. The entire development team, from Ownership and Design to Construction and Operations, commits itself to this task.

A5F. APPROACH TO BOSTON RESIDENT POLICY

The project will create approximately 3,000 permanent jobs relating to commercial, retail, restaurant, and parking, and approximately 1,800 design and construction jobs in a variety of trades. The proponent will work closely with the Boston Residents Job Policy (BRJP) office, the BPDA, the Boston Building Trades, and local community groups to help the project meet the BRJP Policy of at least 51 percent of the total work hours in each trade going to Boston residents, at least 40 percent of the in each trade going to people of color, and at least 12 percent of the total work hours of in each trade going to women.

NEW JOB CREATION

The project will create approximately 3,000 permanent jobs relating to commercial, retail, restaurant, and parking, and approximately 1,800 design and construction jobs in a variety of trades. We will work closely with the Boston Residents Job Policy (BRJP) office, the BPDA, the Boston Building Trades, and local community groups to help the project meet the BRJP Policy of at least 51 percent of the total work hours in each trade going to Boston residents, at least 40 percent of each trade for people of color, and at least 12 percent of total hours in each trade for women.

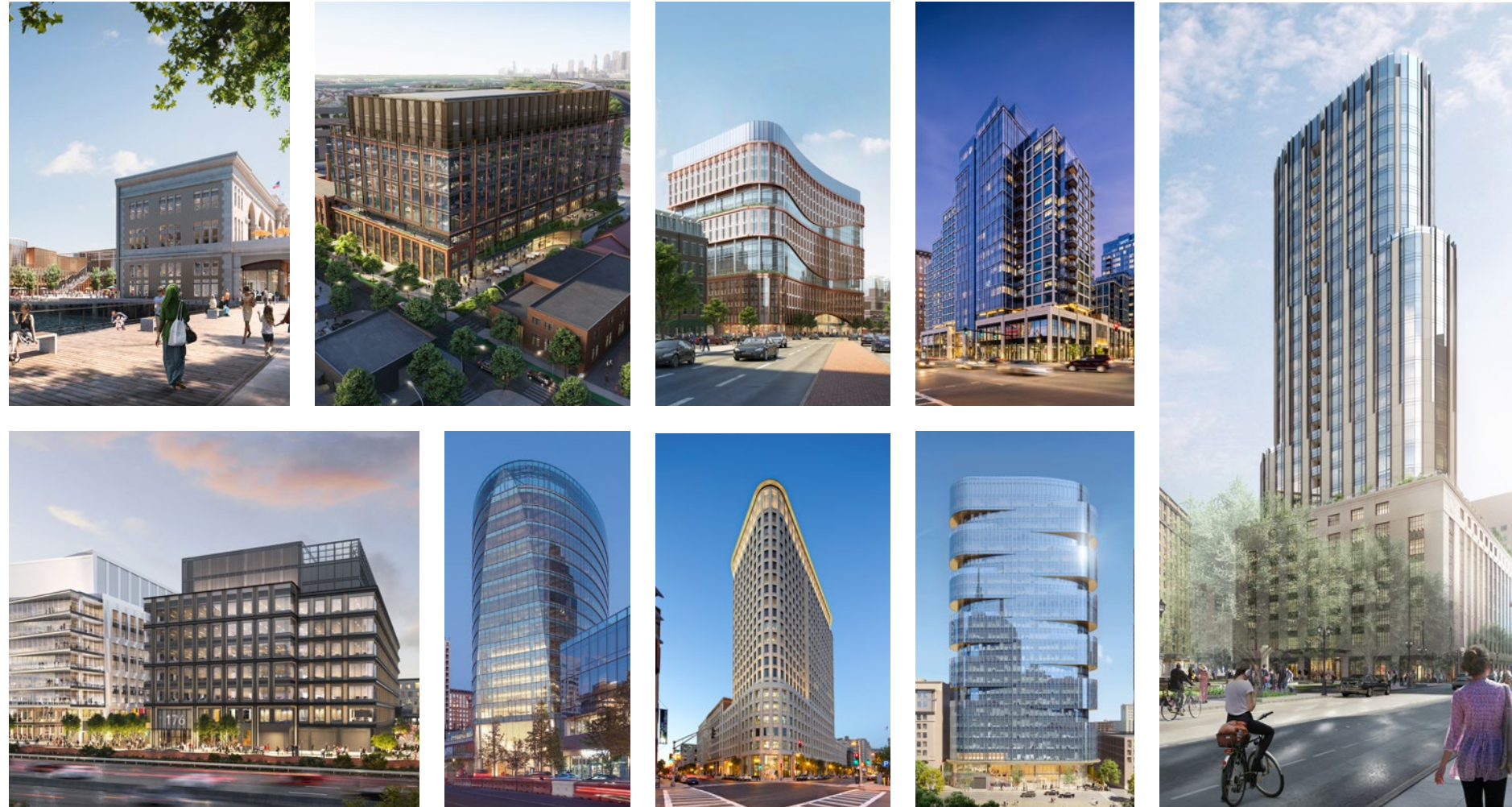
A5G. DETAILED COMMITMENT AND OUTREACH PROGRAM

ENGAGING EVENTS TO CONNECT COMMUNITY

Our project team recognizes the importance of these tools reaching a wide and diverse audience of stakeholders. To ensure that happens, the Isenberg Projects team will create a series of neighborhood events and programs during the entitlement process. These programs will be designed to gather feedback in fun, engaging ways that leverage the audiences of established local partners in the neighborhood (ex: restaurants, artists, nonprofits, community orgs). This approach ensures that a wider array of community members are engaged in the process, beyond those that would typically get involved in a community meeting or workshop. Feedback surveys, informational interviews, and visioning activities will be utilized during each program. The variety of events will also inform the public programming strategy of the eventual site, leaving a breadcrumb trail that shows what the site will be like. This will also establish strong relationships with local partners before there is even a shovel in the ground, in the hopes of continuing those touchpoints as the site moves into construction and delivery.

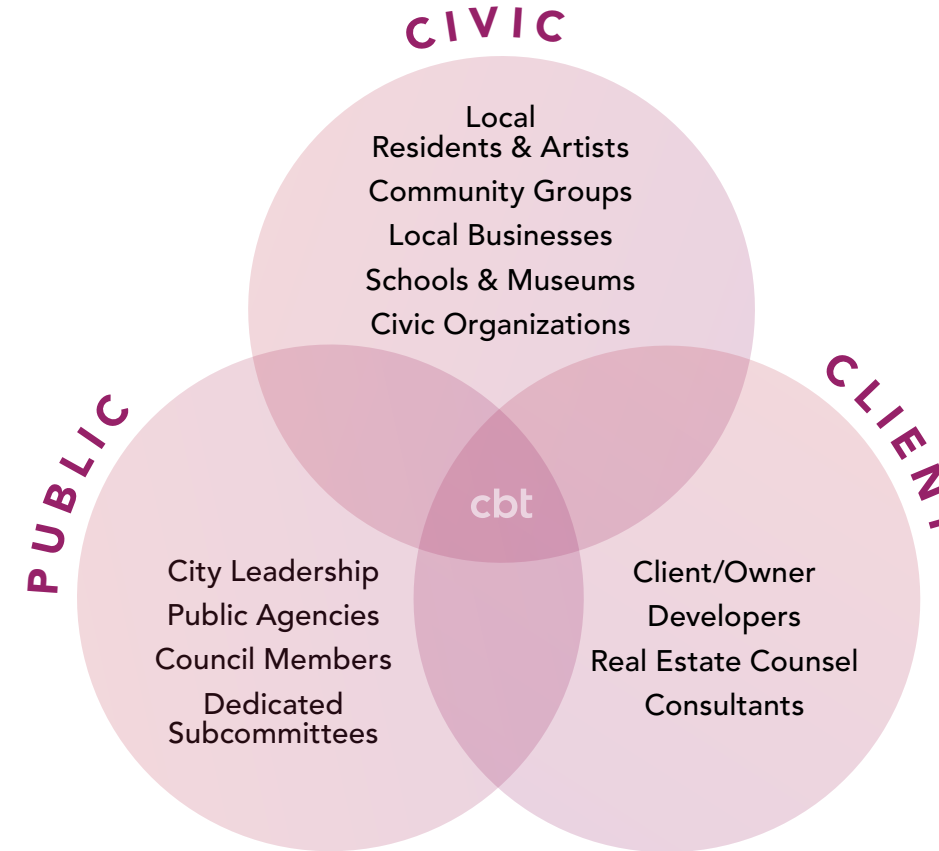


CBT'S BPDA ARTICLE 80 LARGE PROJECT REVIEW EXPERIENCE



WE GET PROJECTS BUILT IN BOSTON.

In our history, **CBT has designed over 300 projects** that required substantive Boston agency and community group review and approval.



Relevant Agencies and Authorities

Boston Planning and Development Agency

Boston Civic Design Commission

Boston Landmarks Commission

Boston Public Improvements Commission

Boston Zoning Board of Appeal

Federal Aviation Administration

Boston Fire Department

Boston Inspectional Services Department

Fort Point Neighborhood Association

MassPort

Neighborhood Constituents

Elected Officials
City Councilors

Community Groups

Local non-profits

Arts and Culture organizations

CBT'S SUCCESS THROUGH COMMUNITY ENGAGEMENT

CONSENSUS BUILDING FOR CITY BUILDING

When design addresses many issues through a common and pragmatic solution, consensus by stakeholders naturally follows. The formal development review process is focused on public document submissions and public hearings, but as in many such proceedings, the public events are the culmination of many smaller interactions and agreements reached among stakeholders.

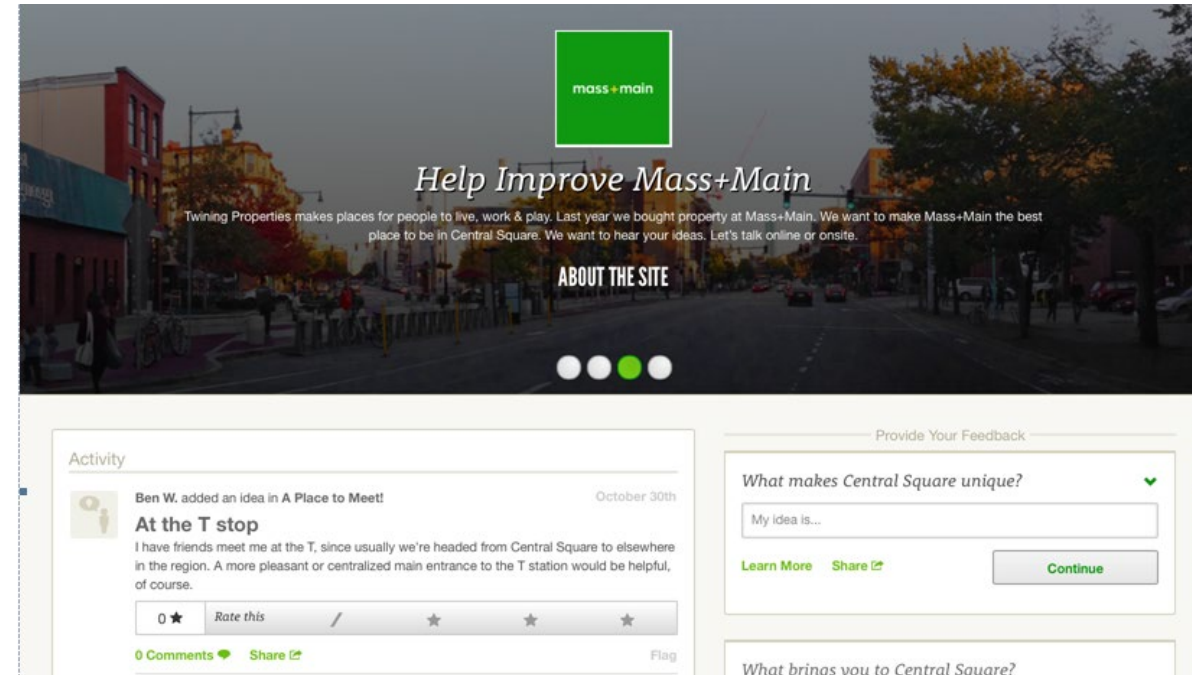
MOVING FORWARD TOGETHER

CBT's experience and contacts help in setting the agenda and building the consensus that moves projects forward with public presentations focused on design solutions.

DEEP EXPERIENCE WITH APPROVAL PROCESS

Finally, as there are many interlinked departments participating in the review and approvals processes, it is important to understand each department's requirements, key issues, review timelines, and interactions with other departments. CBT is proactive in this, knowing through experience the goals and agendas of the various agencies. After development review and entitlement, we continue to assist with obtaining building permits and the many other permits and licenses necessary to construct and operate the facility.

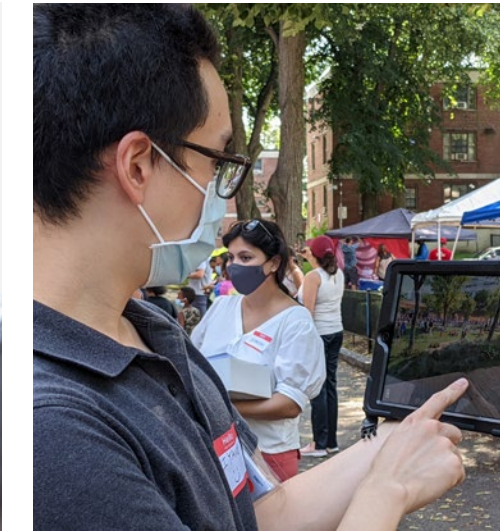
DIGITAL COMMUNITY OUTREACH



COMMUNITY WORKSHOP FORMAT



AR/VR



OPEN HOUSES



POP-UPS

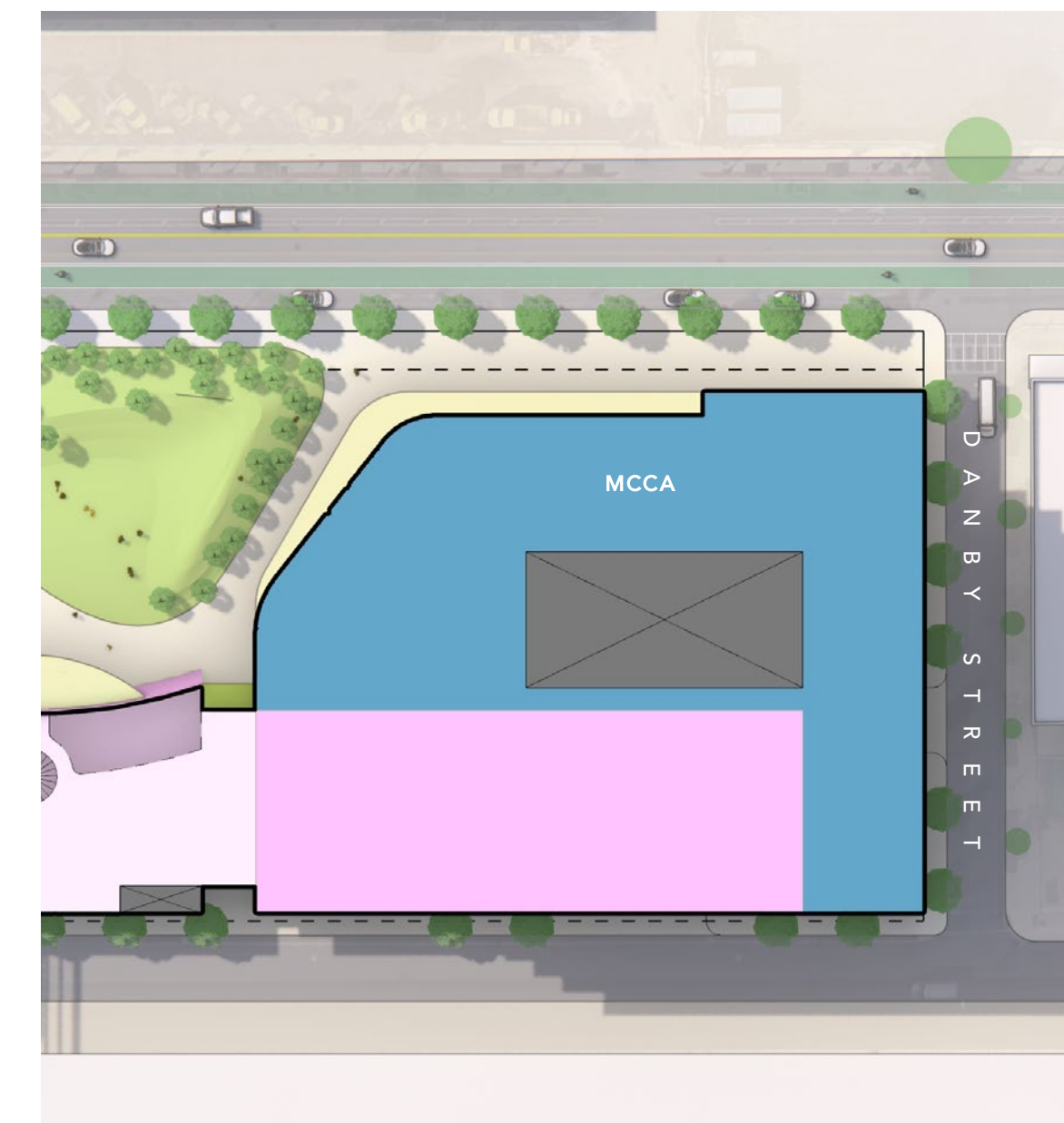
ONLINE TOOLS

**A6.
CORE & SHELL
SPACE**

A6. CORE & SHELL SPACE

In accordance with the Authority's requirements, the Development Program includes the delivery of approximately 50,000 Gross Square Feet of core and shell office space (the "MCCA Office Space"). The MCCA Office Space shall be a Critical Path milestone within Phase I of Construction.

The MCCA Office space is contemplated on the second and third floors of Building A. Approximately 25,500-square-feet of space is contained on Level 2, and the balance of space, approximately 22,500-square-feet, is on Level 3. Our proposal also includes a dedicated lobby of approximately 2,000-square feet on the ground level to offer the MCCA its own presence and identity along D Street. Delivery is anticipated approximately 21 months from the start of construction, or approximately thirty-three (33) months from the date of Preliminary Designation.



**A7.
PARKING
OPERATIONS
SCENARIO**

A7. PARKING OPERATIONS SCENARIO

Per the Authority's request, the Development Program contemplates below-grade parking throughout all three Project Sites, with Sites A and B to be constructed first as a combined garage. The surface parking spaces that are currently located on Site A for the Aloft and Element hotels shall be relocated to Site C prior to the start of construction on Sites A and B, and at no cost to the Authority. Upon Substantial Completion of the garage portion of Sites A and B, the Hotel Parking spaces shall be moved back to Site A so that Site C can begin construction. Once Site C construction is complete, those spaces will be moved back to the garage at Site C.

The Parking Scenario on Sites A and B contemplates two levels of below-grade parking that can provide roughly four hundred ninety-five (495) spaces.

One hundred ninety-five (195) parking spaces shall be provided on the first level below grade (Level P1) beneath Sites A & B, and of those spaces, fifty (50) shall be designated for the exclusive use of the Authority's office employees. These spaces are expected to be delivered approximately 21 months after Construction Commencement, and at Fair Market Value as established at the time of the Ground Lease and as may be amended on an annual basis. Per City of Boston standards, the maximum allowable number of parking spaces for 50,000 square feet of office space is 40 spaces (0.8 spaces per thousand square feet). Therefore, we will seek relief for an additional ten (10) spaces for the MCCA in order to meet its request for 50 spaces at 50,000 square feet.

The remaining one hundred forty-five (145) parking spaces on P1 are contemplated for the exclusive use of the Building B grocery tenant. In order to make this development site attractive and viable for the right grocer tenant, the development program currently assumes that the cost of these spaces shall be included

in the annual rent paid by the grocery tenant. Per City of Boston standards, the maximum allowable number of parking spaces for 60,000 square feet of retail space is 48 parking spaces (0.8 spaces per thousand square feet). Therefore, we will seek relief for ninety-seven (97) additional spaces for the grocer.

Additional parking spaces for Sites A and B shall be provided on the second level below grade (Level P2), which has capacity for up to approximately three hundred (300) parking spaces. Of these, one hundred eighty-nine (189) shall be set aside for the life science tenant(s) on Levels 03 through 14 of Building A, and 10 shall be set aside for the 13,000 SF retail tenant(s) on the ground level of Building A. Furthermore, seventy-five (75) spaces on this level will be set aside for the Building B hotel use (assuming 300 keys), and two (2) spaces are earmarked for use by the 4,250 square-foot of retail tenant space(s) at the ground level of Building B. Twenty-four (24) parking spaces have been assumed for the Community Program tenant. All of these parking spaces contemplated on Level P2 of the garage are within the maximum allowable quantities per City of Boston standards, and therefore no relief will be required. As with the parking spaces for the Hotel/MCCA uses, all parking spaces on level P2 described above shall be rented at Fair Market Value as established at the time of the Ground Lease and as may be amended on an annual basis.

Building C shall be constructed with three stories of below-grade parking consisting of approximately four hundred seventy (470) spaces for the use of the R&D/cGMP tenant(s) within the building above. The parking includes two hundred eighty-eight (288) spaces for lab tenants, nine (9) spaces for ground level manufacturing, one (1) space for the ground level 2,500 square foot retail tenant(s), and one hundred seventy-two (172) spaces for use by the neighboring Aloft and Element

hotel properties. We are seeking relief per the RFP for 70 spaces beyond the 102 spaces allowed for the combined 510 keys in the Aloft and Element hotels. As with Site A & B parking, the cost of these spaces shall be at Fair Market Value, as established at the time of Ground Lease execution and amended or restated on an annual basis with the approval of the Authority.

For the sake of budgeting and construction planning, the Proposer has assumed a strategy to maximize the below-grade parking for the benefit of the Authority's potential needs and uses. Any auxiliary parking spaces beyond the uses stated above shall be delivered at no cost to the Authority and may be used as auxiliary parking to the needs of the Boston Convention and Exhibition Center (BCEC) and/or the public at market rates. The Proposed shall work with the Authority to establish the final quantity of this auxiliary parking, as it is currently unclear as to how many the Authority requires and/or finds acceptable.

B1.
DESIGN NARRATIVE

B1. MEETING MCCA'S DEVELOPMENT OBJECTIVES

We believe this site holds the potential to serve as a destination for recreation and for innovation, and that it will serve as a gateway between two distinct districts in South Boston: the residential neighborhood scale of West Broadway and the larger and more commercial scale of the South Boston Waterfront. Our proposed design for the parcels endeavors to meet that opportunity via a thoughtfully designed collection of buildings and public spaces that will provide services, facilities, public green space, community spaces, and improved public realm designed to appeal to both nearby residents and local businesses as well as BCEC's visitors and staff. The design creates new, human-scaled streets, buildings, public spaces, and pedestrian pathways that both fit within the surrounding neighborhood context as well as serve as an example of next generation innovation and sustainability within the City of Boston.

The metal and glass-wrapped, ten level A1 building includes lab/office space, the BCEC's new 50,000-gross-square-foot "core-and-shell" space, occupying the second and third floors, and roughly 13,000 square feet on the ground level for retail. Designed with a chamfered edge to both capture light and views, the A1 building is also linked to the 30,000 square feet of community space in building A2 and shares loading and infrastructure with it. Beneath the Site A/B block is an extensive 2-level parking garage which fulfills the parking requirements for both sites.

Adding significant green space to the urban realm is the 1.26-acre community park and outdoor event space that links the new Site A buildings with Site B. Site B hosts an elegantly clad ten story structure, dubbed B1, with stepped massing and a rhythmic, undulating façade designed to provide balcony spaces facing the park and large outdoor amenity terraces with views toward the West Broadway neighborhood. The program of this building includes a hotel, ground

level retail, and a major grocery store. Across a newly extended Cypher Street, is the new "B2 Hub"—a community- supporting Bike Hub.

Site C, bounded by Butler Street and E Street, is home to a new dynamic 450,000-square-foot building, featuring large- floor plates and double-height space suitable for manufacturing and lab uses. A distinct and iconic façade approach of shifting volumes creates multiple terraces up the building to provide ample access to the outdoors, and a central atrium space provides natural light and fresh air through the center of the building floor plate. Designed with loading access on Butler Street, its layout endeavors to keep delivery traffic away from D and E Streets.

In more detail, the proposed development envisions:

A Super City Space, not a Super Block

The development's design brings an inviting, pedestrian-scaled approach that unifies and enhances MCCA's Site A and Site B. By dedicating over an acre to public open space between Site B's hotel, retail, and grocery building and Site A's lab/office, MCCA office, and retail building the design creates feeling of two smaller-scaled city blocks, rather than one, while adding a much-needed neighborhood park space that is geared toward the residents of South Boston. At the center of this new park will stand a 30,000-square-foot community space to serve as hub of activity and innovation. Furthermore, the addition of a new neighborhood dog park and wetland space with a pedestrian link through Site B, helps to create a network of public open spaces to welcome residents and visitors alike. These additional park spaces are meant to complement rather than compete with BCEC's Lawn on D, and will only help to expand nearby options for outdoor recreation.

A Full-Service Neighborhood Grocery Store

In addition to hotel and retail uses, Site B will also host a full-service grocery store, adding an important and sorely needed resource to a neighborhood with limited walkable grocery options. This will be a welcome addition for the convenient use of residents, local workers, and visitors staying nearby. Our proposal to locate the grocery store primarily below grade helps avoid a super-block effect, while also maximizing the space's energy efficiency and keeping construction costs lower in order to pass those real estate savings on to the consumer.

New 50,000-square-foot core-and-shell workspace for the MCCA team

Site A's ten-story, 350,000 square foot lab/office building dedicates core-and-shell space on levels 2 and 3 to the BCEC MCCA team, for their new 50,000-square-foot workplace. As part of that space, the Site A building also includes a dedicated lobby of approximately 2,000-square feet on the ground level to provide the MCCA its own presence and identity along D Street. Wrapped in a glass and metal façade with stepped terraces for amenity space, Building A provides 360-degree views of the neighborhood and direct access toward D Street and the BCEC.

Pedestrian (and Pet) Friendly Cypher Street Extension

One of the many ways our team's development vision will improve the neighborhood's urban realm—which sways here between industrial, commercial, and residential—is dedicating a portion of the south-eastern end of Site B for the extension of Cypher Street, which currently ends at its intersection with D Street. Both sides of this new Cypher Street extension will be programmed with neighborhood and community in mind. The north side of the block will be fronted by the light-filled entry to the

B1. MEETING MCCA'S DEVELOPMENT OBJECTIVES

proposed grocery store, as well as and access to the main hotel lobby. The south side, closest to the West Broadway neighborhood, will be fronted by a new neighborhood dog park and stormwater wetland area. A double height pedestrian corridor underneath building B will link the new dog park and wetland area to the larger public green space. Butler Street will also be extended so that it wraps the Site A & B block and intersects with the extended portion of Cypher Street.

With the extension of Cypher Street through Site B, the development gains a new human-scale, walkable, and pedestrian-oriented street while creating a smaller-scaled, pedestrian-friendly block (which we've named site B2) across Cypher Street from the larger Site A/B block.

New Community + Commuter Resources

Engendering a sense of community ownership is a key ambition for our proposed design for the site. The crown jewel of the design is a Community Center building which fronts on the center of our proposed park. This 2-level structure is envisioned as a hub of activity to draw in both the surrounding neighborhood and MCCA visitors via its innovative design, educational programming, and next-generation sustainability. In addition to sharing its loading and infrastructure with Building A, it is also designed mass timber structure, using the most sustainable building

practices, and it is also contemplated to house a battery back-up supply that will sustain the entire development in the event of power loss.

Also, a key definer is the project's emphasis on addressing basic mobility and commuting needs. At the edge of the new B2 block, fronting onto the corner of D Street and Cypher, will live the new bike transportation hub. Called the "B2 Hub", this ped-and-bike friendly Hub features Boston's public bike share program, BLUEbikes, a bike repair "ER" for local bike commuters. Across the street and adjacent to the grocery entry is also a sheltered, Wi-Fi-hot-spot bus waiting area.

Stronger Seaport Manufacturing/Lab Opportunities

Site C, bounded by E Street on the northeast and Butler Street on the southwest is designed for manufacturing and lab uses. Planned with loading and delivery access on the building's Butler Street side, it will help to reduce traffic impact on D & E Streets.

A Successful Parking Plan

Addressing all MCCA's needs a two-level, below-grade parking garage beneath Site A & B and a three-level garage beneath Site C provide all the required spaces discussed in the MCCA's RFP. By placing all of parking underground a large area of Site A and B becomes public open space.

A Resilient, Sustainable, Green Design

The aspiration of this project is to serve as the next generation benchmark for sustainable design in Boston. Our design focuses on climate resilience, carbon reduction, water, energy, and waste savings as well as occupant and surrounding community wellbeing and environmental stewardship. We will identify the development's sustainability goals aspiring to pursue and surpass the requirements of LEED Platinum, and other third party rating tools, while also finding opportunities to educate those who visit the site about the innovative strategies that make the site unique. Please see the Sustainability Chapter of our submission for additional key goals and strategies.

Critically, this green-themed infrastructure will leverage the collective experience of a powerhouse team of consultants specializing not just in sustainability, but also smart building systems and controls technologies. In order to meet the energy needs – and limitations – of our rapidly changing urban environment, we must also harness and improve-upon all available technologies at our disposal, and deploy them in a way that is sustainable, transparent, and responsive.

URBAN DESIGN FOR THE PUBLIC REALM

65,000-square-feet of New Public Park Space:

This series of new interconnected neighborhood outdoor rooms helps to unify Sites A and B and provide multiple opportunities throughout the day for everyone to feel welcome and to have opportunities interact with this new destination.

Sensitivity of Scale: Buildings on all three sites are composed with context in mind. The carefully developed building massing for the Site B hotel/grocery is designed to step down in height toward to respect the lower residential scale of the West Broadway neighborhood, and the Site A life science building, carved back to make the public green space more expansive, provides an elegance and scale that transitions the site toward the building on site C and the larger commercial scale buildings found in the Seaport District. The A2 Community Center peeks up slightly from the lower scaled podium levels of Buildings A & B to highlight the center of the park and serve as its visual and programmatic anchor. The dramatic design for Site C blends an iconic and sculpted profile against the sky with a more sophisticated and industrial aesthetic, claiming it's location at the crossroads of hotel and warehouse uses.

Pedestrian-Friendly City Blocks: The 110,000-square-foot of enhanced public realm improvements bring improved human scale to the neighborhood with active street frontage and neighborhood amenities. Furthermore, locating most of the grocery space down on the P1 garage level ensures that the project maintains an active and permeable ground level presence along all sides of the public green, D Street, and the proposed Cypher Street extension.

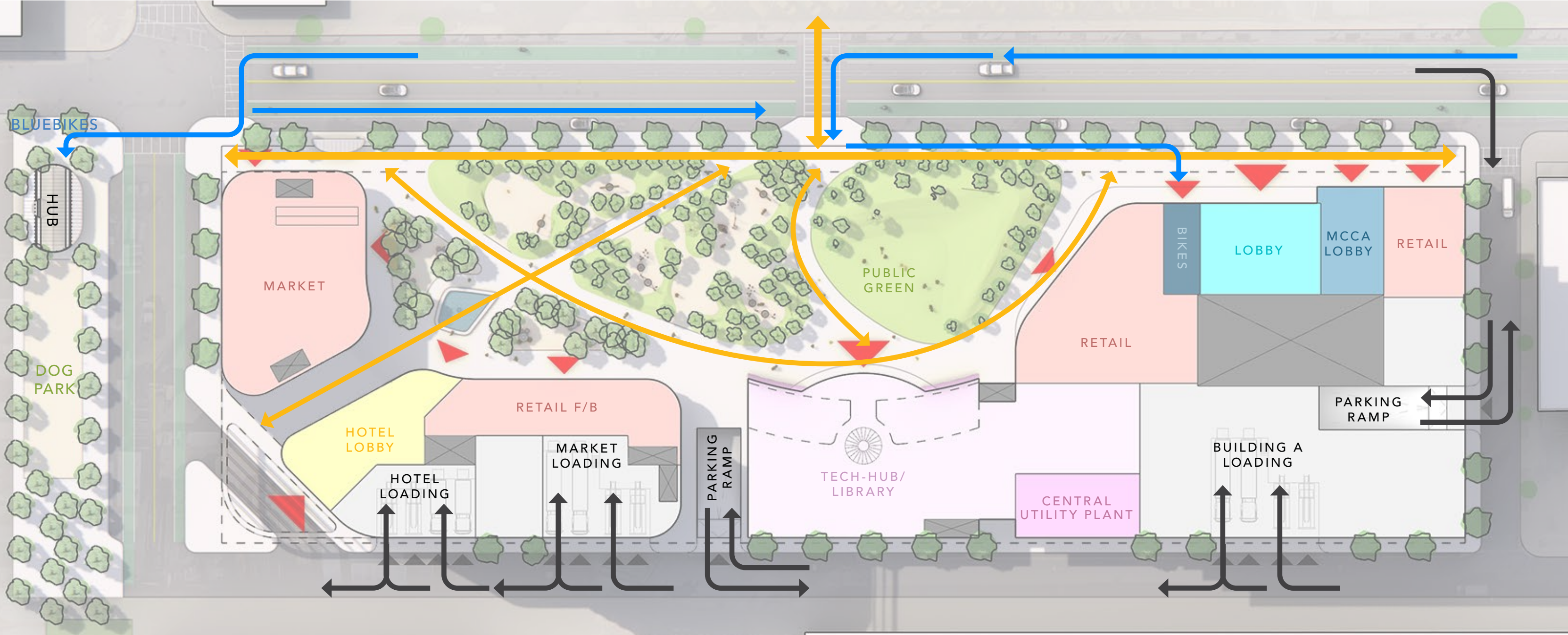
Expanded Street Network: two newly extended streets—Cypher Street and Butler Street, wrap the new block and provide contiguous safe, welcoming pedestrian environment with new sidewalks, lighting, planting.

Trees and vegetation at all levels: Site design to provide substantial improvement to the tree canopy, aka nature's "air conditioners!" as well as opportunities to connect with nature at grade in the proposed network of park spaces as well as on proposed above grade roof terraces. All the while limiting the use of irrigation by selecting native species, maximizing the use of drought-resistant plants, and using recycled water from the buildings' plumbing and HVAC systems, as well from the atmosphere.

Bikers Welcome: B2 Community Bike Hub: New bike repair shop and BLUEBike Station encourages bike use at the new "B2 Hub" on the corner of Cypher and D Streets

100% of Parking Below-Grade: Below-grade parking allows the development to have wonderful open space and reduces the urban heat effect that comes with paved parking lots.

B1B. TRANSPORTATION AND CIRCULATION PLAN



The vision for MCCA's D and E Street sites is to create a new unified, pedestrian friendly environment that strengthens connections between the residential West Broadway neighborhood and the Seaport District, allowing for multiple modes of access to the site as a destination, while also linking it into a larger network of urban activity within the City of Boston.

Central to this improved urban realm is the extension of both Cypher Street to the south-east and Butler Street to the south-west, creating a new city block. Encircled by new sidewalks, street trees, and lighting, the new block avoids the unfriendliness of a "super-block" due to the generous public open space between the block's new proposed buildings as well as the proposed network of pedestrian pathways connecting through it. It also sets up D Street to be the front door to the development with Butler Street acting as the necessary service street. The public green space is a generous outdoor room available for all working, playing, and visiting the neighborhood. Its green expanse, walkways and outdoor seating and event spaces draw people in to lounge, eat lunch, work outside, visit hosted pop-up events, take a refreshing break from a busy workday, or to wander through as a pleasant shortcut to or from work and home.

Cypher Street's extension crosses D Street, bisecting Site B, to create a small subset site of Site B, "B2," that will host the development's commuter hub and BLUEbike station as well as a new dog park. Butler Street, parallel to D and E Streets, is extended to intersect with the extended Cypher Street, completing this newly connected, pedestrian-friendly environment.

B1C. ZONING ANALYSIS

Our initial zoning analysis shows that the Boston Planning and Development Agency's zoning map of South Boston, map 4F, indicates that the MCCA's Site C is zoned as the "E Street Local Industrial Subdistrict," that Site A is zoned as the "D Street Neighborhood Development Area," and that Site B is within the "First Street Local Industrial Subdistrict." Our development program proposes uses for Sites A, B, and C that are either allowed or conditional.

SITE A (ZONED AS D STREET NEIGHBORHOOD DEVELOPMENT AREA):

Allowed uses include open space, office, day care center, community center, local retail, restaurant, "accessory" outdoor café

Conditional uses include general retail, research laboratory

SITE B + B2 (ZONED AS FIRST ST LOCAL INDUSTRIAL SUBDISTRICT):

Allowed uses include open space, take-out restaurant/small, bakery, accessory indoor maintenance, trade shops

Conditional uses include restaurants, local retail business, general retail business, community center

SITE C (ZONED AS E STREET LOCAL INDUSTRIAL SUBDISTRICT):

Allowed uses office, research lab, product development, prototype manufacturing

B1E. SUSTAINABILITY AND RESILIENCY

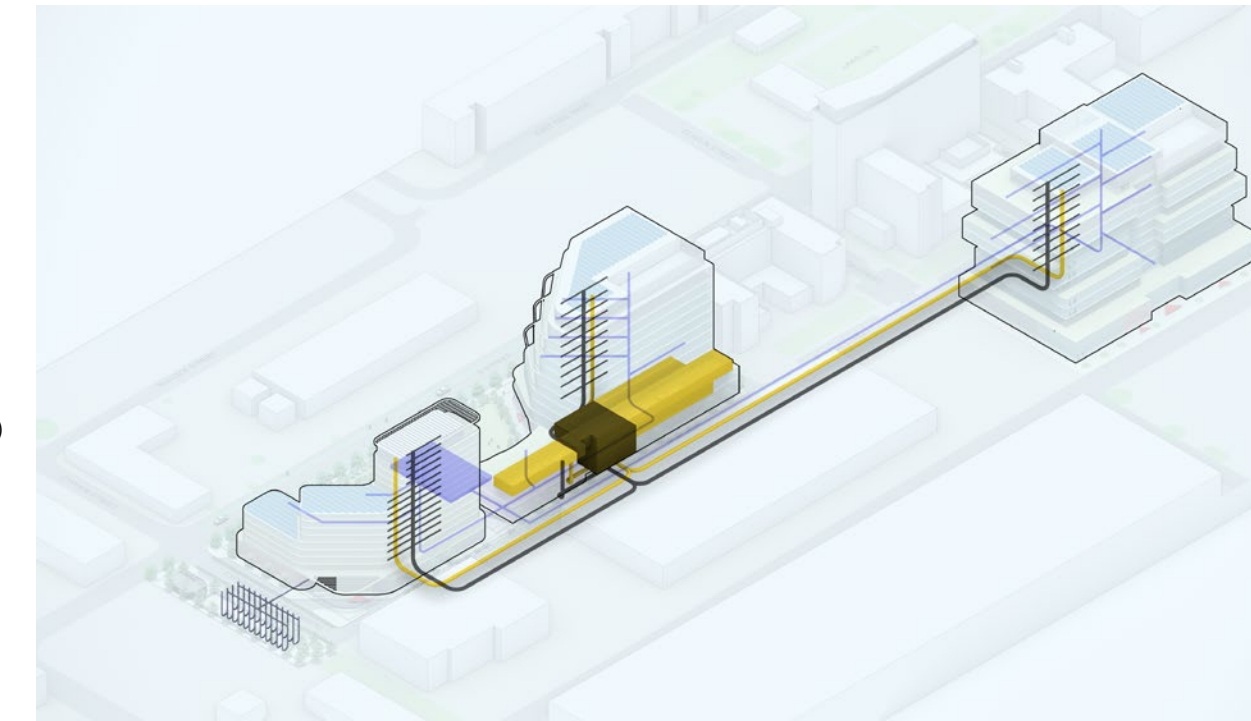
Our Sustainability Vision for this project is based on the principles of regenerative design and therefore an understanding of what this site has been in the past and how its future can have positive impacts across ecosystem stakeholders. We aim to optimize the site as a nature respite with enhanced connection to the neighborhood, minimize the impact on natural resources and the local infrastructure, and be an exemplary case for building design and construction in the City of Boston and Commonwealth of Massachusetts.

Our project team will track key performance metrics defined in a project sustainability framework to assess feasibility and achievement of specific, measurable sustainability goals. The sustainability goals will be organized around key themes, including: Operational Carbon, Embodied Carbon, Water, Waste, and Human Health & Wellbeing. Design and construction strategies will be implemented throughout the buildings, neighborhood park, and interconnectivity between the parcels to maximize the sustainable impact.

Additionally, we are committed to achieving a number of third-party sustainability certifications (e.g. LEED, WELL, SITES, Passive House, Living Building Challenge) to track, verify, and showcase the numerous high performing and sustainable strategies proposed throughout the project. The master plan includes a diverse range of programs and scales, which will be highlighted through a range of certification, geared towards the key sustainability goals for each master plan component.

The Tech Hub will operate as the center of systems sustainability the diversity of the programs on site and their complimentary heating, cooling, and non-potable waterwhere needs will result in greater efficiency as a whole compared to stand-alone buildings. The Tech Hub includes efficient mechanical equipment serving a district loop that will maximize energy recovery, a central water treatment system to reduce potable water use, and a building management system geared to both enhance the controls for the master Plan and showcase performance data to occupants and visitors to provide sustainability education and awareness.

We acknowledge and celebrate that Sustainability will be an important link that connects this project to the community, and that this project will be evidence of forward-looking sustainability that generates enthusiasm from regulatory authorities and future occupants and tenants alike.



SUSTAINABILITY FRAMEWORK

A preliminary sustainability framework has been established to set the goals and boundary conditions for said goals for the entirety of the master Plan. All strategies that will be considered for the project will be evaluated against their compliance with the vision statement and goals.

OBJECTIVES	GOALS/COMMITMENTS	PERFORMANCE METRICS TO MEET GOALS
Operational Carbon	Significant reductions in operational carbon, both Scope 1 and Scope 2 emissions	Site Energy Use Intensity (EUI) – in kBtu/SF Source Energy Use Intensity – in kBtu/SF Scope 1 Emissions: Carbon emitted related to the energy consumed on site – in kgCO2 Scope 2 Emissions: Carbon emitted related to the energy needed to generate the fuel/ electricity consumed on site – in kgCO2
Embodied Carbon	Quantify embodied carbon of new construction and implement lower carbon alternatives for substantial reductions	Embodied Carbon Emissions – in kgCO2
Water	Significant reductions in potable water use for non-potable needs.	Potable Water Inlet – in Gallons Wastewater outlet – in Gallons Water reused on site – in Gallons Irrigation Water Required – in Gallons
Waste	Quantify and reduce construction and operational waste	Waste Volume – Unit TBD Percent of waste diverted from landfill – Construction Percent of waste diverted from landfill - Operations
H&WB	Comfortable spaces for working, studying, gathering and reflecting.	Daylight; Usable Daylight Illuminance – in Lux Indoor Air Quality – in Temperature, RH, CO2, PM2.5 levels, and VOC levels Area of Site Restored – Based on percent of total area Natural Materials – Tracking Red List free materials in the construction

VISION STATEMENT

The D & E Street Development will emerge as the exemplary proponent of sustainability and climate resiliency in the City of Boston and the State of Massachusetts.

STATE & LOCAL REQUIREMENTS

There are several state and local requirements for the project and parcels. Below is a summary of the known requirements currently, and the key factors for consideration for design and compliance.

STATE REQUIREMENTS: MASSACHUSETTS

Massachusetts 10th Edition Energy Code: Stretch and Specialized Opt-In Code

The project will be subject to the 10th Edition of the Massachusetts Stretch Energy Code and Specialized Opt-In Energy Codes, as Boston is both a Green Community and has voted to adopt the Specialized Code introduced in the 10th Edition. The key changes that this code introduced is the change to the 2021 International Energy Conservation Code (IECC), a key focus on envelope and envelope performance, and all-electric/all-electric ready design requirements. Additionally, any R-use building is now required to demonstrate Passive House Certifiability.

LOCAL REQUIREMENTS: BOSTON

Article 80
As the development is over 50,000 SF, the project is required to submit for Article 80, which includes the Project Notification Form (PNF) and both the Draft and Final Impact Reports (DPIR/FPIR). The PNF will include the environmental impact analysis, LEED Narrative and Checklist, and Climate Resiliency Checklist, among other documents. The DPIR/FPIR will require microgrid feasibility studies to be performed, such as geothermal, wastewater heat recovery, battery storage, large-scale photovoltaics, etc.

Article 37

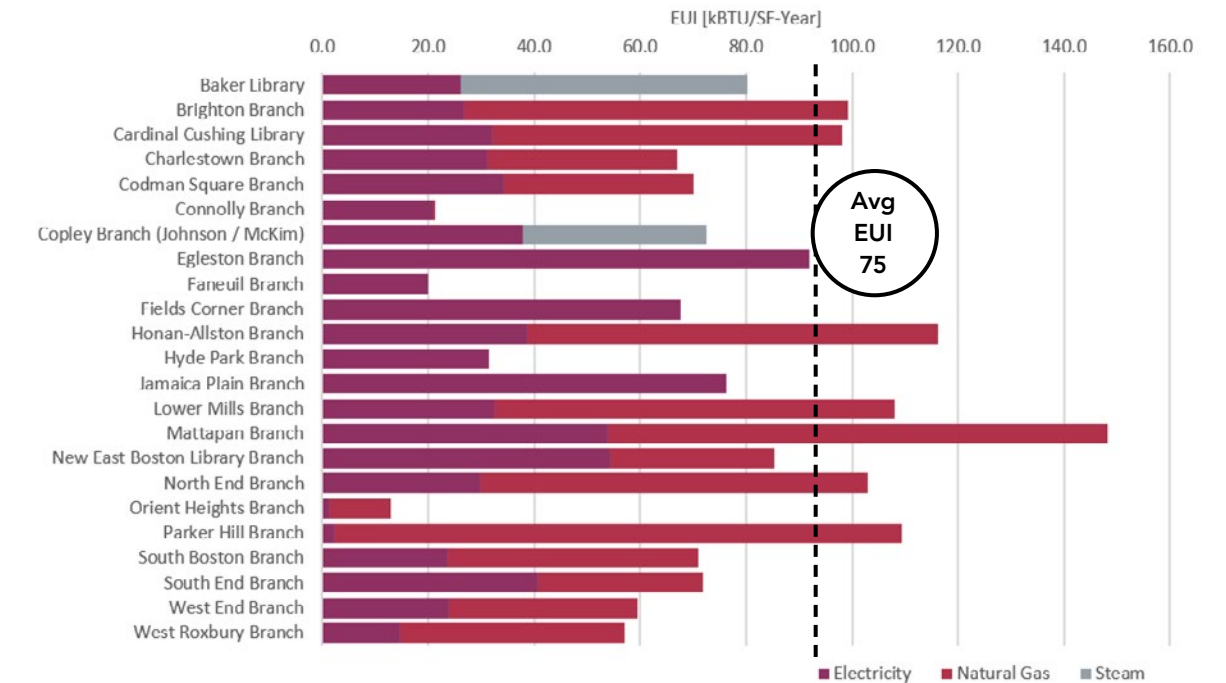
Currently Article 37 requires that a project submits a LEED Narrative, LEED Checklist, Climate Resiliency Checklist, and Carbon Neutral Building Assessment. It is anticipated that the future Article 37 could also require the following:

- LEED Platinum, certifiable requirement
- Additional energy reductions from ASHRAE baseline
- Carbon Emissions Intensity (CEI) targets in kg CO2e/SF
- Life Cycle Assessment (LCA) – Embodied Carbon Assessment
- On-Site Solar Photovoltaics
- Procurement of Carbon Offsets to Achieve Zero Carbon

BERDO 2.0

In 2013, the City of Boston enacted the Building Energy and Disclosure Ordinance (BERDO) that requires large to medium-sized buildings to report their annual energy and water use data. Boston City Council took the next step in September 2021 of establishing carbon emissions limits for all buildings greater than 20,000 ft2 and multifamily buildings with more than 15 units. The new ordinance, also known as BERDO 2.0, requires all large building owners, tenants, and stakeholders to adopt the city’s path to carbon neutrality by 2050. All parcels on the project will be designed to achieve the 2040 emissions targets, with a path to the respective 2050 targets incorporated in the resiliency strategy.

CITY OF BOSTON: EUI FOR LIBRARIES
FROM BOSTON BERDO DATABASE (2020 REPORTING YEAR)



PROJECT REQUIREMENTS & OPPORTUNITIES

	MCCA Development Requirements	State of Massachusetts	City of Boston Anticipated	Local Trends
Operational Carbon	Align w. Boston ZNC Policy Net Zero GHG by 2050	TEDI Maximums or ASHRAE 90.1-2019 App G Compliance; Passive House Compliance Alternative	40% Carbon Reduction from LEED Baseline or Passive House Compliance, Maximum Carbon Emissions Defined	Fossil-Fuel Free, All-Electric
Embodied Carbon	Align w. Boston ZNC Policy		Comply with LEED LCA Credit – identify mitigation measures and reporting method	15% - 20% reduction following LEED methodology
Water	1.25" stormwater collected and managed on site		2" stormwater collected and managed on site	Greywater/blackwater collection & Reuse; stormwater reuse
Waste			Comply with LEED Construction & Demo Waste Management Credit	50%+ reduction from reuse
Renewables	Optimize renewable energy generation; Consider battery & thermal energy storage	On-site PV required for mixed-fuel buildings	On-site/off-site Required if unable to meet carbon emissions maximum	Rooftop solar wherever available
Climate Resiliency	Design to future seawater levels; Include greenroofs and greenscape to reduce heat island effect		2" Retention	
Certifications	LEED Platinum		LEED Gold	Passive House, LEED, WELL, ILFI Zero Carbon, ILFI Petal Certification
Innovations	Consider battery & thermal energy storage	Enhanced Envelope Requirements & Building Envelope Commissioning	Innovations will be requested	Geothermal, Sanitary Exchange

HIGH PERFORMING BUILDINGS

Modern building design and construction requires exemplary commitments to sustainability features for the built environment. All buildings on the master Plan propose to utilize integrated and optimized solutions to minimize impact on the local ecology, neighboring communities, and municipal infrastructure, including the local utility grid. In the sections below, the team outlines a number of the key design strategies to achieve the sustainability framework for the project.

OPERATIONAL CARBON

The project proposes to integrate a number of key strategies to reduce both site energy use as well as operational carbon emissions. Additionally, the project is open to exploring opportunity of emerging innovative technologies as they become available in the market:

- Passive design strategies to take advantage of the climate context and site considerations
- Enhanced envelope design to decrease active systems' sizing and improve interior comfort
- All-electric systems for heating and hot water
- Highly-efficient MEP systems incorporating advanced energy recovery technology, heat pump equipment, and radiant thermal systems
- Renewable energy systems, both on and off-site
- On-Site energy storage

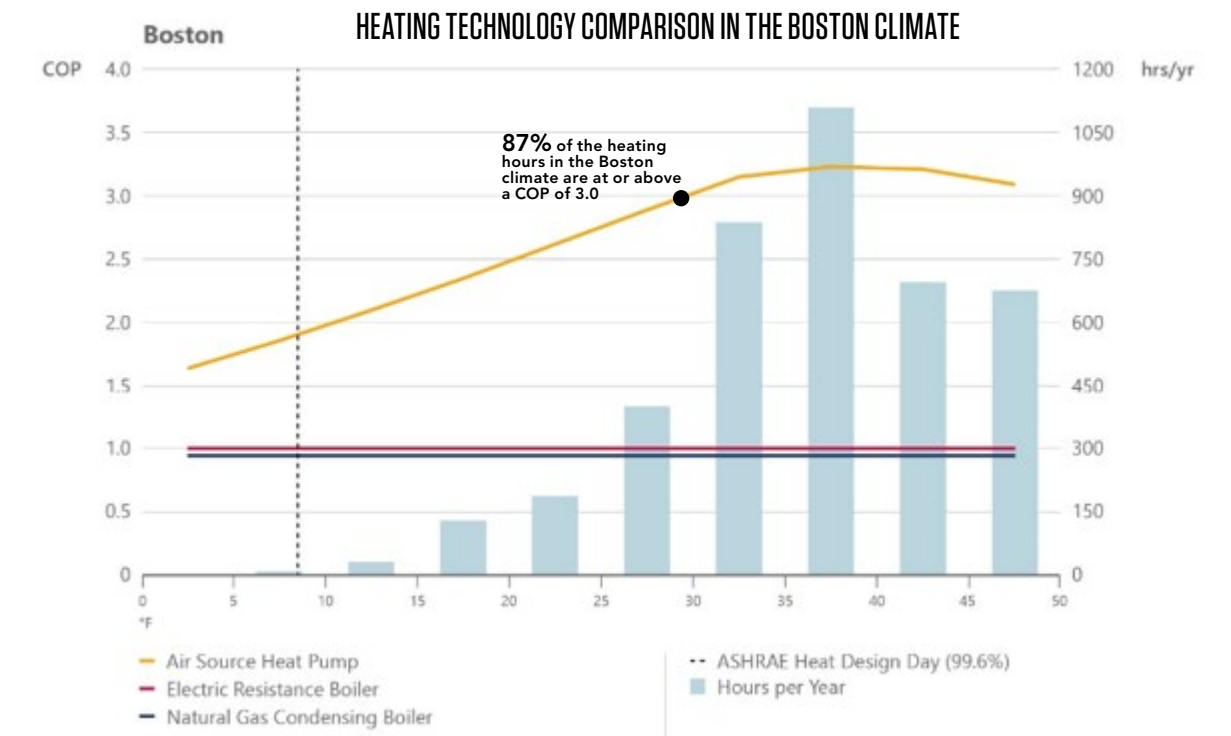
Passive Design Strategies

Building designs shall optimize passive strategies through integrated design analysis. Potential strategies could include:

- Exterior shading devices to improve interior comfort
- Fine-tuned vision glazing area per elevation to maximize beneficial winter solar gains and daylight in a balance with energy performance
- Thermal storage technologies, either within the project materials or integrated into the mechanical network (i.e. ice storage)

Enhanced Envelope

The goal for the Master Plan will be to maximize envelope thermal performance following Passive House principals in balance with reducing embodied carbon of the materials, and energy performance improvements of the systems being considered. The building envelope will at a minimum feature triple-pane, thermally broken insulated glazing units, airtight construction, and reduced thermal bridging, all as required by the Energy Code. The integrated analysis phase for the project will include performing parametric studies to understand additional impacts that can be made with the building envelope, with key outcomes seeking to understand the impact to the sizing of MEP equipment, and annual energy savings.



The project intends to optimize the electrification approach by taking advantage of the technology available today with the goal of maximizing lifetime carbon emission reductions. Through the incorporation of the Central Utility Plant (CUP), the project is anticipated to be a fully all-electric campus, reducing energy consumption and lifetime operational carbon emissions. Additionally, at the building scale, heat pump energy recovery technology will be incorporated to take advantage of simultaneous heating and cooling to minimize the load on the district loop. Domestic Hot Water (DHW) needs will be met at the building side with a combination of heat pump and electric DHW heaters, maximizing savings. In a loss of power situation, the master Plan will have battery back up and/or diesel fuel generators as needed to meet the life-safety and emergency heating needs.

Additional systems will be optimized to reduce building energy consumption, such as:

- Highly-efficient LED lighting with digital connectivity, selected to meet WELL lighting requirements for quality, and energy performance requirements for daylight response
- The electrical demand will be minimized by participation in demand response programs, off-peak charging, electric battery storage and thermal energy storage.
- Advanced metering standards to ensure enhanced commissioning capabilities as well as identify potential operation & maintenance concerns
- Building Envelope, HVAC, and Electrical systems will be commissioned to verify performance and compliance with design intent

Renewable Energy Systems

The project is proposing to install photovoltaic panels on the rooftops of all buildings. PV will be installed wherever available, balanced with greenroofs, terraces, and mechanical equipment. With a significant amount of the mechanical equipment being housed in the central utility plant, a substantial portion of the rooftop area will be made available for additional PV installation. Additionally, the project will review opportunities for large-scale off-site energy procurement to offset the electrical energy consumption of the master Plan.

On Site Energy Storage

The project is proposing the integration of thermal energy storage, with a focus on on-site large scale battery storage, likely housed in the central utility plant. Large-scale batteries can be utilized for both demand response needs and back-up in loss of power scenarios.

EMBODIED CARBON

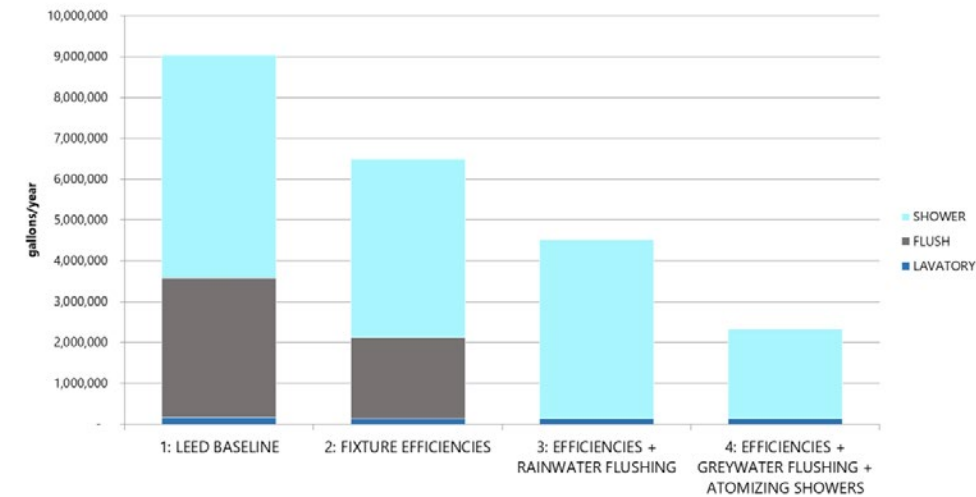
Embodied carbon is key to achieving a zero-carbon strategy for the material of the project. The project is committed to achieving at least a 10% reduction in global warming potential (GWP) for the materials of the master Plan following the LEED Credit methodology. Additionally, the project is targeting Mass Timber Construction for the Hotel and Tech-Hub/Library buildings.

The key strategies for the project to reduce embodied carbon will be as follows:

- Specify GWP limits for steel and concrete
- Optimizing Grid Spacing to reduce material quantities
- Maximizing use of lower carbon concrete mixes
- Higher strength steel to reduce steel volumes
- Higher recycled content/lower carbon steel
- Consider lightweight structural systems to reduce foundation quantities

WATER

To further minimize environmental impact, the project intends to uphold significant water use reduction goals in all buildings. In alignment with LEED water use reduction strategies, the project will select ultra-efficient flow and flush fixtures, provide metering and submetering for plumbing systems to inform and manage water usage, as well as maximize the efficiency of cooling tower cycles. High focus will be placed on optimizing process water use including the use of reclaimed water. Stormwater run off is also being considered for collection and reuse to offset potable water use throughout the master plan.



Building Potable Water Use Reduction

WASTE

Striving for circularity, the project will aim to maximize construction recycling by site separation, targeted off-site separation and recycling as well as minimizing waste generation during construction by strategic ordering and selection of materials with a manufacturer take-back program. Additionally, the project will follow additional guidance offered by the SITES certification and will maximize recycling of land clearing debris by diverting on-site plant material, mineral and rock waste and soils from disposal and increase the expected recycling rates for road and infrastructure materials.

HEALTH AND WELLBEING

User interaction with the site and buildings is of the utmost importance for the project. Human comfort, health and wellbeing will be addressed through numerous strategies in indoor air quality, material selection, mobility and connection to nature. WELL certification will be pursued and will track strategies for certification and encourage implementation of innovative strategies for human health and wellbeing. The project will include indoor air quality strategies by providing increased airflow rates high efficiency filtration, operable windows and possible integration of UV filtration systems. Upon construction the building will be flushed to clear the space from remaining volatile organic compound emissions and air testing will confirm compliance with the WELL certification protocol. Future building occupant’s health will be improved by selection of low-emitting, tested materials with zero or low VOC content, products with published health product declarations and other material disclosures and by selecting materials containing no chemicals of concern as identified by the red list of materials. Products will be vetted by the sustainability consultant and the design team to ensure WELL material health compliance.

PROJECT HIGHLIGHT: TECH HUB

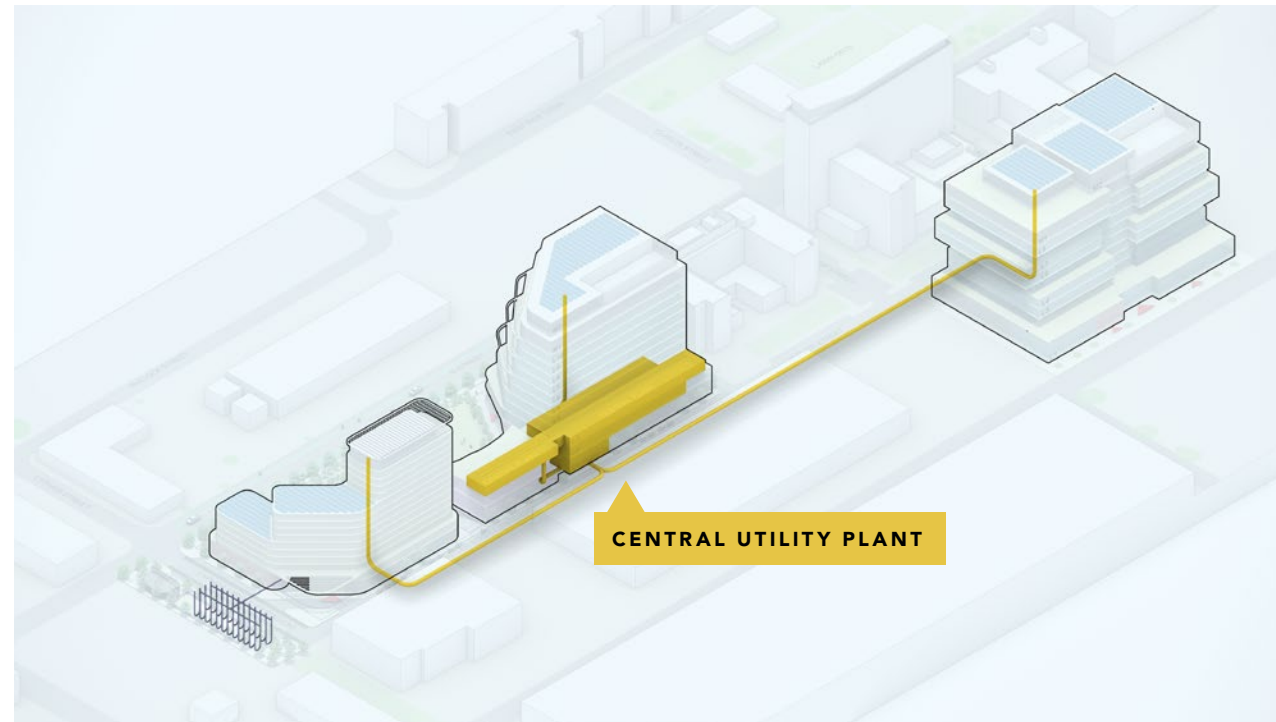
The project is currently assuming that district heating and cooling system will be included in the Basis of Design to serve all buildings on the campus. A low temperature hot water loop will serve the campus, and a central utility plant (CUP), also known as the "Tech Hub," will provide heat rejection and heat addition to the loop. The CUP would be 100% all-electric with cooling towers and air-source heat pumps that would maintain the temperature of the district low temperature loop. Hydronic pumps located at the CUP would distribute low temperature water to each building in the master Plan and connect to heat exchangers at each building to act as an interface between the individual building loops and the district loop. Each building would have stand-alone heating

and cooling equipment (e.g. water-to-water heat pumps, water-cooled chillers) that would utilize the low temperature loop to reject and extract heat similar to a traditional condenser water loop. The district loop takes advantage of the programming diversity of the buildings, resulting in heat sharing between the network and thus substantial heating and cooling savings for the entire master Plan.

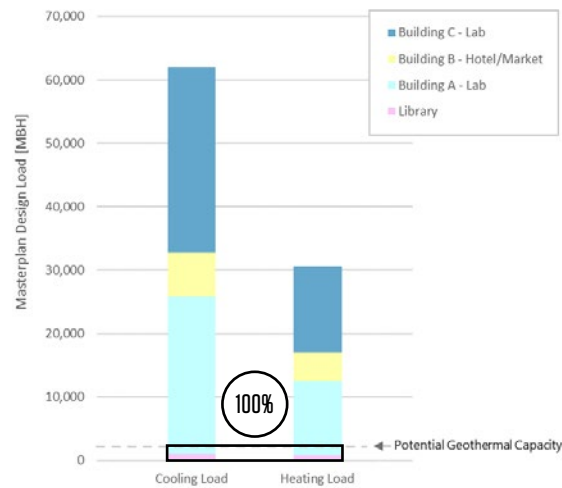
The CUP would only need to maintain a low temperature loop (45°F to 95°F), similar to a condenser water, and thus would not be needing to generate the substantially more extreme temperature heating hot water and chilled water that is more typical for district loops (180°F and 42°F, respectively). This approach

reduces the demand on the heat injection and rejection systems, and significantly eliminates the infrastructure requirements at the building-by-building scale.

Additionally, there is the opportunity for geothermal wells on the western side of the master Plan. The geothermal system would be closed loop and interconnected with the district loop. The geothermal wells would supplement the heat rejection and addition of the primary equipment installed at the CUP. The team is committed to performing a test well to understand the thermal performance and capacity below grade. With the results of the test well, the team will evaluate the feasibility of integrating the geothermal system.



Central Utility Plant



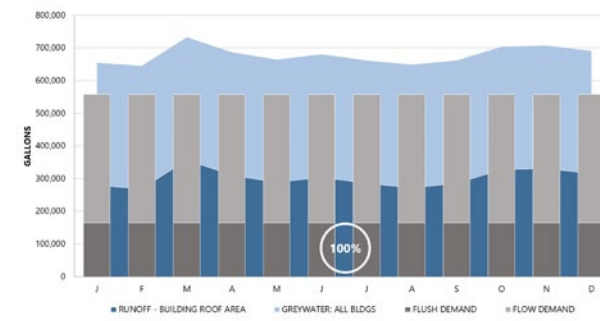
Geothermal Capacity

PROJECT HIGHLIGHT: TECH HUB

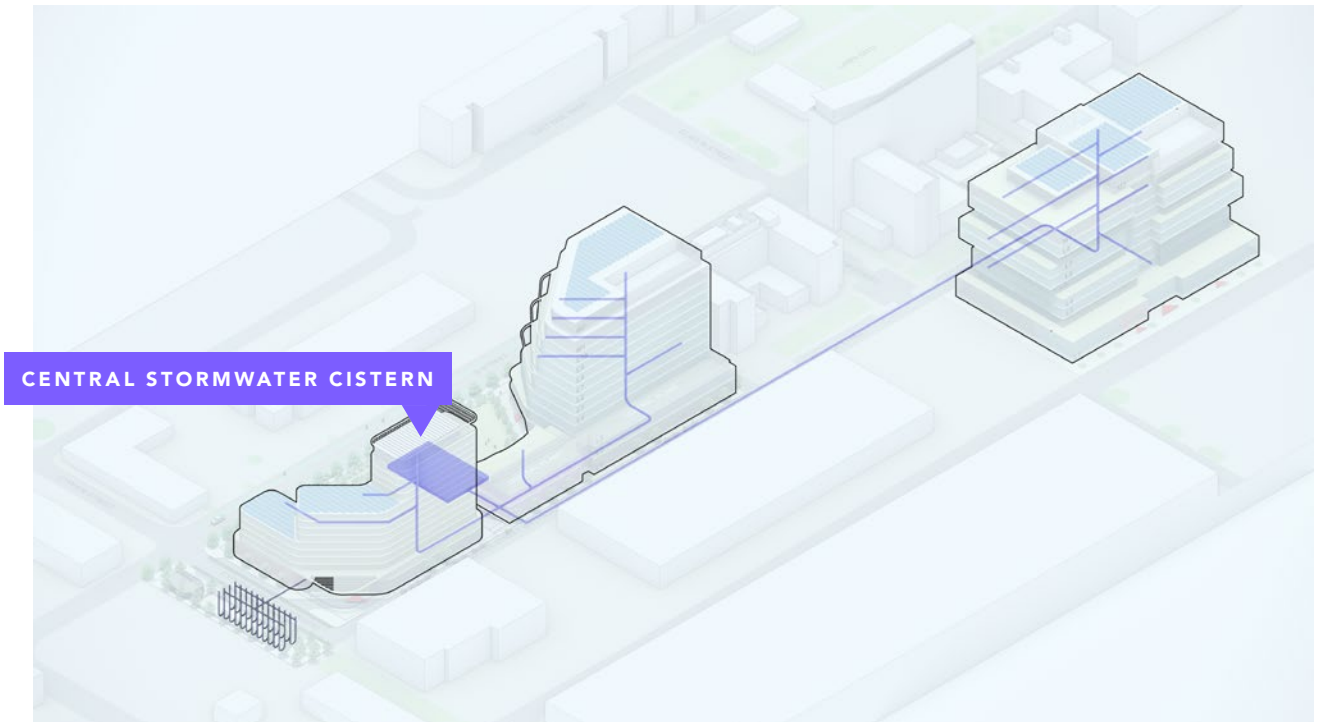
The development will be home to water intensive programs, including two lab buildings and a hotel. To align the project design with LEED requirements and minimize the environmental impact, the project will select efficient flow and flush fixtures, provide metering and submetering for plumbing systems to inform and manage water usage, as well as maximize the efficiency of cooling tower cycles through additional filtration.

Native vegetation throughout the site will significantly reduce the water demand, which will further be minimized by providing efficient irrigation systems and potential rainwater reuse. The project is evaluating the ability to collect, store and reuse water from the de-watering system below the landscape for the remaining irrigation demand. There will also be a 2,000 SF wetland to filter and clean stormwater from the project, which will provide rich habitat value through carefully selected trees, shrubs and plantings

The project is intending to centrally collect and store stormwater from the buildings' rooftops to mitigate runoff into the local municipal systems. Additionally, the project is evaluating the ability to centrally collect, treat, store, and reuse both the rainwater and greywater for non-potable building needs. By utilizing both rooftop rainwater runoff and reclaimed greywater, the building indoor plumbing flushing demand could be offset by 100%.



Potential Water Reuse Strategies - Master Plan



District Stormwater Collection and Retention

PROJECT HIGHLIGHT: LIVING TECH-HUB/LIBRARY

Central to the campus, the Tech-Hub/library will be the marquee representation of sustainability, not just on the master Plan, but for the City of Boston. In demonstration, execution, and verification of this commitment, the design team intends to pursue the International Living Future Institute (ILFI) Living Building Challenge (LBC) certification for the tech-hub/library. LBC Certification is reserved for projects that are committed to exemplary design strategies, regenerative systems, and community impact.

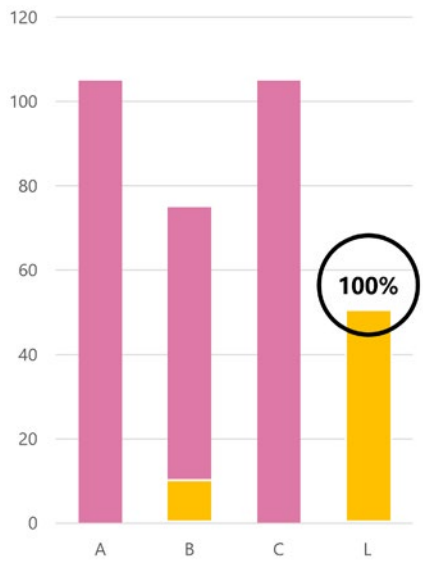
Living Buildings are required to meet all of the Petals and Imperatives of the LBC Certification System, notably:

- Water Petal – Net Positive Water Imperative
- Energy Petal– Net Positive Carbon Imperative
- Materials Petal – Red List Imperative

A Net Positive Water design requires all water used on site to come from water collected from the site. Additionally, water shall not outfall into municipal systems. Water collected for reuse at the central plant is proposed to meet all of the demand needs within the tech-hub/library.

A Net Positive Carbon design requires that all energy used by the project must be 100% electric and generated on site by renewable systems. The tech-hub/library will have substantially reduced energy consumption need through high performance systems and will offset this decreased demand with solar generation from the master Plan. The solar energy photovoltaics are anticipated to cover 100% of the tech-hub/library's estimated energy use. In addition to the operational carbon requirements, the project will strive for substantial embodied carbon reductions by featuring timber construction and bio-based materials.

PETAL	IMPERATIVE
PLACE	01 Ecology of Place
	02 Urban Agriculture
	03 Habitat Exchange
WATER	04 Human Scaled Living
	05 Responsible Water Use
ENERGY	06 Net Positive Water
	07 Energy + Carbon Reduction
HEALTH + HAPPINESS	08 Net Positive Carbon
	09 Healthy Interior Environment
MATERIALS	10 Healthy Interior Performance
	11 Access to Nature
	12 Responsible Materials
EQUITY	13 Red List
	14 Responsible Sourcing
	15 Living Economy Sourcing
	16 Net Positive Waste
BEAUTY	17 Universal Access
	18 Inclusion
	19 Beauty + Biophilia
	20 Education + Inspiration



Solar Energy Generation Potential

The Materials Petal requires substantial attention to detail in the selection of all materials, at the scale of the structure and façade down to the interior finishes and furniture. The project intends to only utilize materials that are non-toxic, ecologically restorative, and transparent in their composition reporting to meet Materials Petal requirements.

Enhancing the alignment with the LBC Certification, the Living Tech-Hub/Library will be the nexus of community connection and will house spaces for community conference rooms and gathering nooks. Additionally, the project intends to emphasize education about the development's sustainability aspects, geared towards both the building users and the general public. It is anticipated that this will be in the form of an interactive dashboard for all ages to explore the features of the site.



Example Dashboard: Monthly Energy Consumption vs Solar Generation

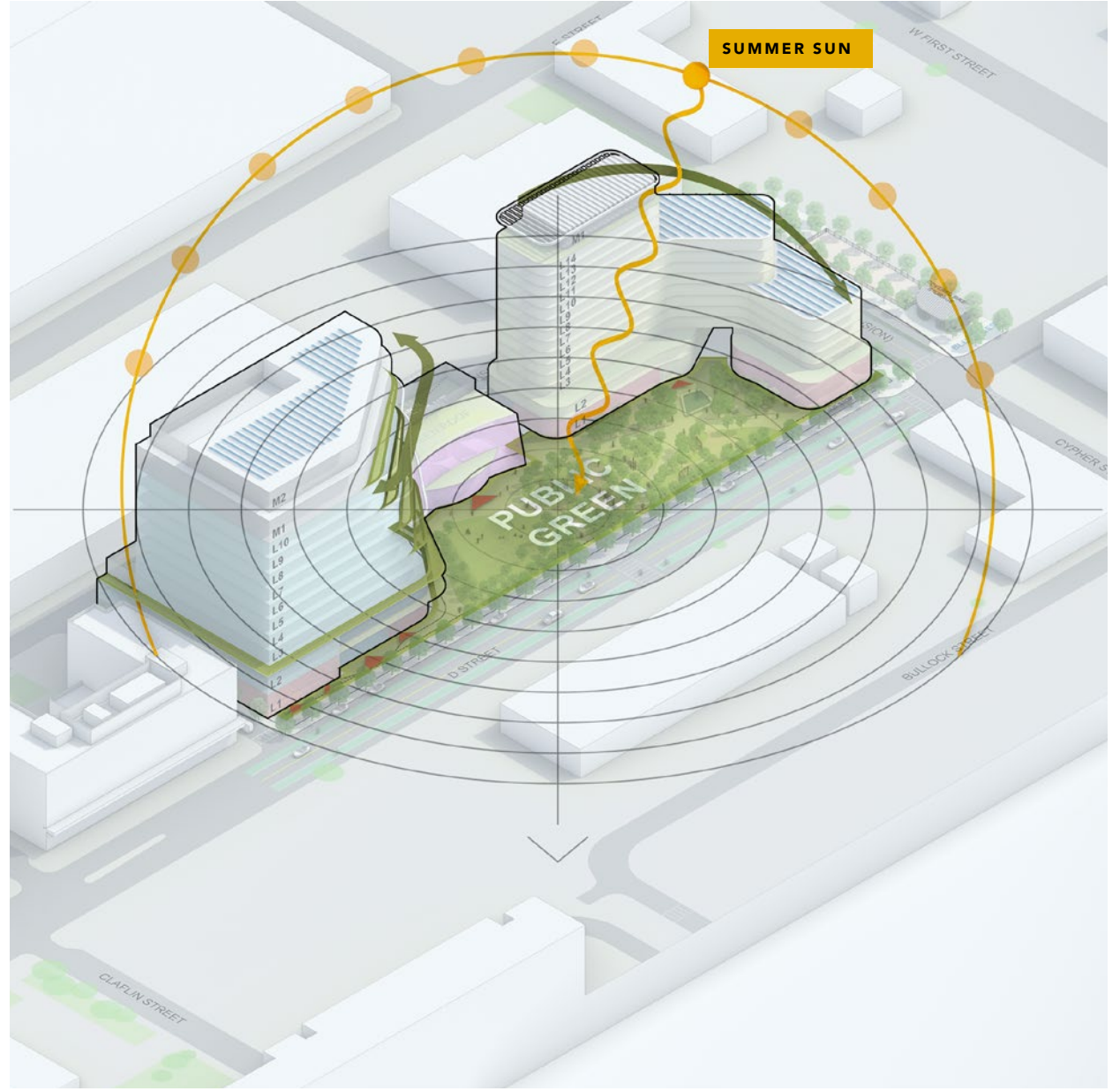
PROJECT HIGHLIGHT: NEIGHBORHOOD PARK

The D Street Park will be a community connector, both through the connection of Seaport and South Boston but also by activating the space to foster engagement. Visitors to the supermarket and tech-hub/library and office workers alike will engage with the outdoor space, whether it be a small concert or event on the new lawn or walking dogs at the new dog park.

Enhancing the outdoor experience for regular occupants and visitors is the priority for the master Plan. The project intends to pursue SITES certification for the exterior design. SITES certification fosters optimized integrated design strategies, occupant comfort, visitor engagement with landscape, community connection and education beyond the project team.

The team intends to implement several strategies to decrease the heat island impact of the project, including highly reflective paving materials and maximized greenscape. Additionally, the project intends to confirm that there will be exterior comfort when considering typical wind patterns as well as solar glare and reflectivity.

Walkability, accessibility, and wayfinding on the site is a critical design feature. Building B will also feature a grade-level breezeway for easier access to the site's open space and pedestrian pass through.



LEED

LEED Gold is a minimum requirement for the City of Boston; however, the development requires that each building shall meet the requirements of LEED Zero Carbon or, at a minimum, LEED Platinum Certification. LEED Zero Carbon would be pursued in addition to LEED Platinum as the standard LEED Certification is a City of Boston requirement. LEED Zero Carbon requires all Scope 1 and Scope 2 emissions (including transportation) to be quantified and offset through onsite and offsite renewables as well as carbon offsets

The LEEDv4 Core and Shell Checklist provided here is a proposed Platinum checklist for lab buildings A and C. A LEEDv4 New Construction Checklist for the Tech-Hub/Library and Hotel would be similar.

The standard LEED Certification is a cohort of rating systems developed by the U.S. Green Building Council (USGBC) for the design, construction and operation of green buildings and neighborhoods. LEED provides building owners and operators with a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. Within each rating system, projects can achieve one of four certification levels: certified, silver, gold, and platinum.

LEED Building Design and Construction (BD+C) is the recommended Certification standard for all buildings in the Master Plan. This is a commonly pursued rating system within the LEED suite and is well aligned with new buildings' programming. In this rating system there are 110 possible points distributed across six major credit categories: Location & Transportation, Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality, as well as Innovation and Regional Priority.

The current LEED checklist anticipates LEED Platinum (80+ points), through a combination of the credits in the 'Yes' column as well as a number of those in the 'Maybe' column which will be confirmed at the start of the next phase. The target is a total of 85 points to include a sufficient buffer for certification.

LEED v4 for BD+C: Core and Shell Project Checklist		Project Name:	MCCA: Development of D + E Streets/Site A's Lab/Office
		Date:	12/16/2022
Y	?	N	
1			Credit: Integrative Process
13 0 7 Location and Transportation			
2			Credit: LEED for Neighborhood Development Location
		3	Credit: Sensitive Land Protection
			Credit: High Priority Site
2		4	Credit: Surrounding Density and Diverse Uses
6			Credit: Access to Quality Transit
1			Credit: Bicycle Facilities
1			Credit: Reduced Parking Footprint
1			Credit: Green Vehicles
10 1 0 Sustainable Sites			
			Prereq: Construction Activity Pollution Prevention
1			Credit: Site Assessment
1	1		Credit: Site Development - Protect or Restore Habitat
1			Credit: Open Space
3			Credit: Rainwater Management
2			Credit: Heat Island Reduction
1			Credit: Light Pollution Reduction
1			Credit: Tenant Design and Construction Guidelines
8 3 0 Water Efficiency			
			Prereq: Outdoor Water Use Reduction
Y			Prereq: Indoor Water Use Reduction
Y			Prereq: Building-Level Water Metering
1	1		Credit: Outdoor Water Use Reduction
5	1		Credit: Indoor Water Use Reduction
1	1		Credit: Cooling Tower Water Use
1			Credit: Water Metering
23 3 7 Energy and Atmosphere			
			Prereq: Fundamental Commissioning and Verification
Y			Prereq: Minimum Energy Performance
Y			Prereq: Building-Level Energy Metering
Y			Prereq: Fundamental Refrigerant Management
5		1	Credit: Enhanced Commissioning
14	1	3	Credit: Optimize Energy Performance
		1	Credit: Advanced Energy Metering
1	1		Credit: Demand Response
1	1	1	Credit: Renewable Energy Production
		1	Credit: Enhanced Refrigerant Management
2			Credit: Green Power and Carbon Offsets
8 3 3 Materials and Resources			
			Prereq: Storage and Collection of Recyclables
Y			Prereq: Construction and Demolition Waste Management Planning
1	2	3	Credit: Building Life-Cycle Impact Reduction
2			Credit: Building Product Disclosure and Optimization - Environmental Product Declarations
1	1		Credit: Building Product Disclosure and Optimization - Sourcing of Raw Materials
2			Credit: Building Product Disclosure and Optimization - Material Ingredients
2			Credit: Construction and Demolition Waste Management
8 1 1 Indoor Environmental Quality			
			Prereq: Minimum Indoor Air Quality Performance
Y			Prereq: Environmental Tobacco Smoke Control
2			Credit: Enhanced Indoor Air Quality Strategies
3			Credit: Low-Emitting Materials
1			Credit: Construction Indoor Air Quality Management Plan
1	1	1	Credit: Daylight
1			Credit: Quality Views
6 0 0 Innovation			
5			Credit: Innovation
1			Credit: LEED Accredited Professional
3 1 0 Regional Priority			
	1		Credit: Regional Priority: Renewable energy production Required Point Threshold: 2
1			Credit: Regional Priority: Optimize energy performance Required Point Threshold: 8
1			Credit: Regional Priority: Rainwater management; Required Point Threshold: 2
1			Credit: Regional Priority: Indoor water use reduction Required Point Threshold: 4
80 12 18 TOTALS Possible Points			
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110			

ADDITIONAL CERTIFICATIONS

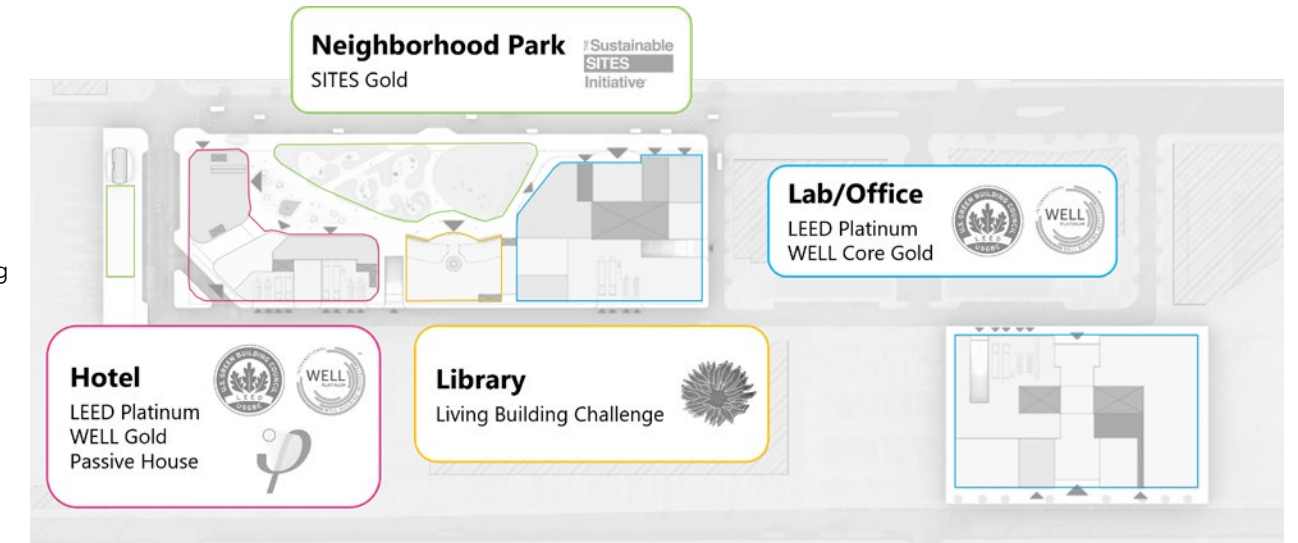
The project is looking to implement and execute third party rating tools to showcase the numerous high performing and sustainable strategies proposed throughout the project. The master plan houses a diverse range of programs and scales, which will be highlighted through a range of certification, geared towards the key sustainability goals for each parcel. Proposed certifications will holistically highlight building performance and optimization, occupant health and wellness and climate change resiliency. The proposed certifications are described in this section, as well as what level certification each building will be achieving.

SITES

SITES Certification is only applicable for all exterior portions of the site outside of the building envelope, so the neighborhood park is the certifiable portion of the site. SITES provides a framework for designing, developing and managing sustainable and resilient landscapes & outdoor spaces. The certification framework emphasizes strategies in water consumption, biodiversity, outdoor energy consumption, outdoor air quality and human health. The design will strive for SITES Platinum certification, which entails achieving a minimum off 100 points out of a 200-point system.

Living Building Challenge

Living Building Challenge (LBC) will be pursued for the tech-hub/Library to highlight the integration of all site strategies in the design. The Living Building Challenge is composed of 20 Imperatives grouped into 7 petals, including Place, Water, Energy, Health & Happiness, Materials, Beauty and Equity.



WELL

WELL Certification focuses on health and wellbeing for building users, and will be pursued for all buildings on site, not including the tech-hub/library. WELL Certification includes strategies in the following categories: Air, Water, Nourishment, Light, Movement, Mind, Sound, Materials, Thermal Comfort, Community, & Innovation. Core and Shell buildings qualify for a WELL Core certification that aligns most credits to the core portion of the building and informs guidelines for tenant fit outs. All buildings on the master plan will strive for Gold level certification for all buildings pursuing certification, achievable by a minimum of 60 points out of a 110-point system.

Passive House

Passive House Certification is a performance-based certification that measures energy use reductions from the implementation of building optimizations. Buildings following Passive House guidelines typically include high performance envelopes with a focus on airtightness and thermal bridge elimination, high performance glazing in tandem with optimized shading and daylighting, moisture control and balanced ventilation. Passive House compliance is also a requirement for the City of Boston under the new stretch and specialized opt-in code. Passive House certification will be pursued for the Hotel design.

B1E. SMART BUILDING MASTER PLAN

WHAT IS A SMART BUILDING AND CAMPUS?

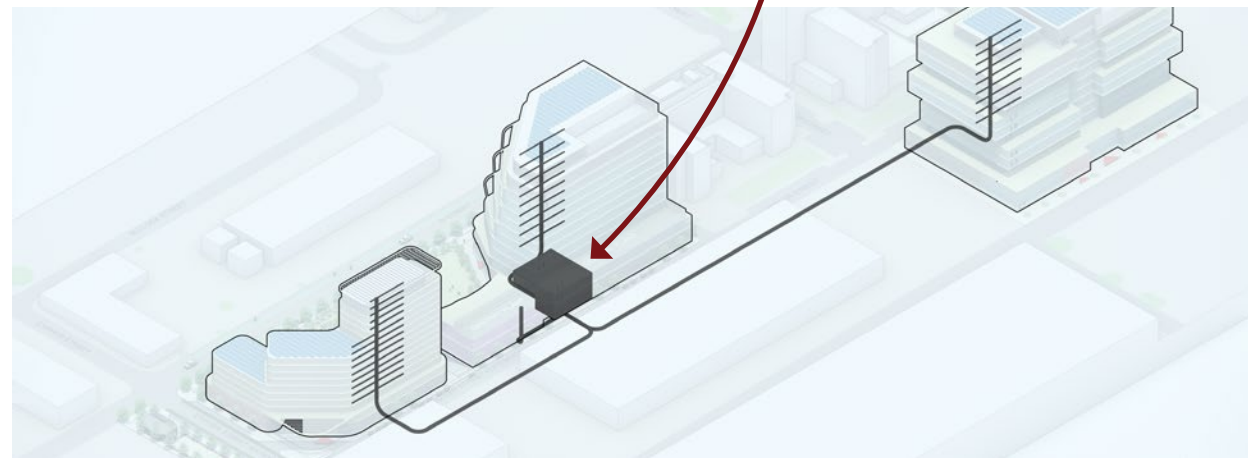
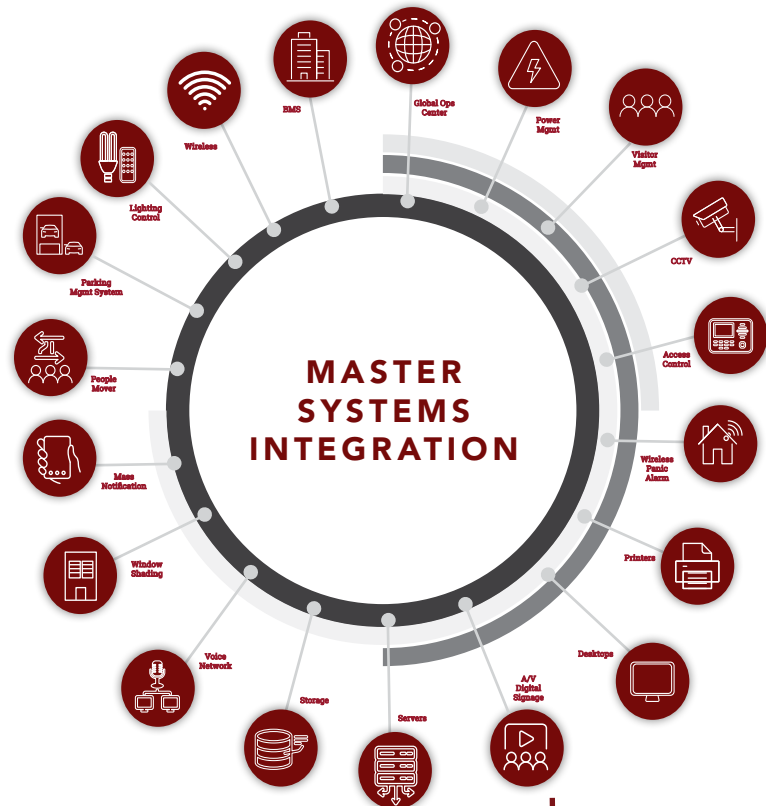
Through digital technology, a building that delivers outstanding outcomes for all users to exceed their evolving expectations.

- Generates data about itself.
- Interacts with it's occupants.
- Use case driven = desired outcome

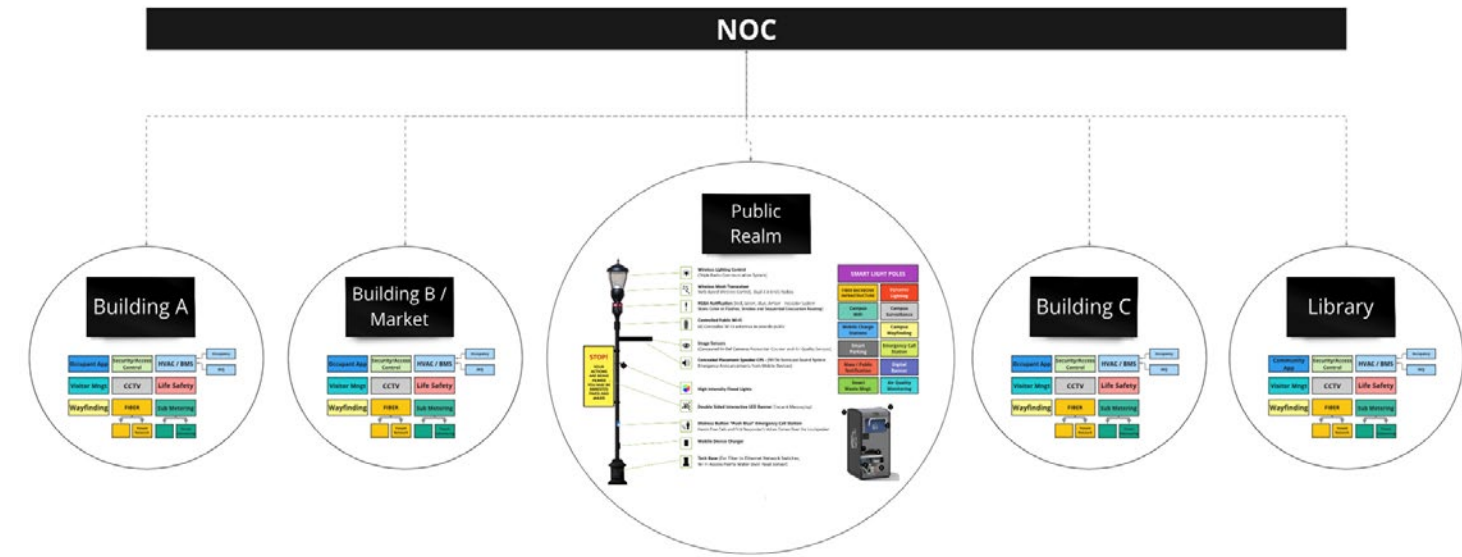
WHY IS THERE A NEED FOR SMART BUILDINGS?

Trends that are driving the move to smart buildings.

- Increasing use of technology in our everyday lives.
- Changing work habits, hybrid work/ flexible workplace.
- The climate crisis and environmental, social, and governance (ESG) goals.

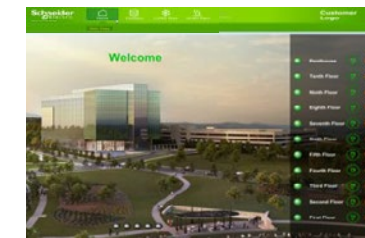


— Fiber Infrastructure/Connectivity



User Experience

- Hotel Experience
- Campus Amenity
- Guest, Tenant, Employee Connectivity
- Parking
- Employee Comfort Preferences/Setting
- Wayfinding
- Technology Connectivity



Efficient Operations

- Single Pane of Glass
- Efficient Operations
- Continuous Commissioning
- Predictive Maintenance (AI/ML)
- Safety and Security



Sustainability

- LEED, WELL Certification Tracking
- Eliminate CO2 Emissions
- Energy Optimization
- BERDO Compliance Info
- Tech Hub & Innovation Dashboards
- Geothermal
- Education & Interactive Displays
- Micro-Grid & Energy Storage
- Improved Water Conservation



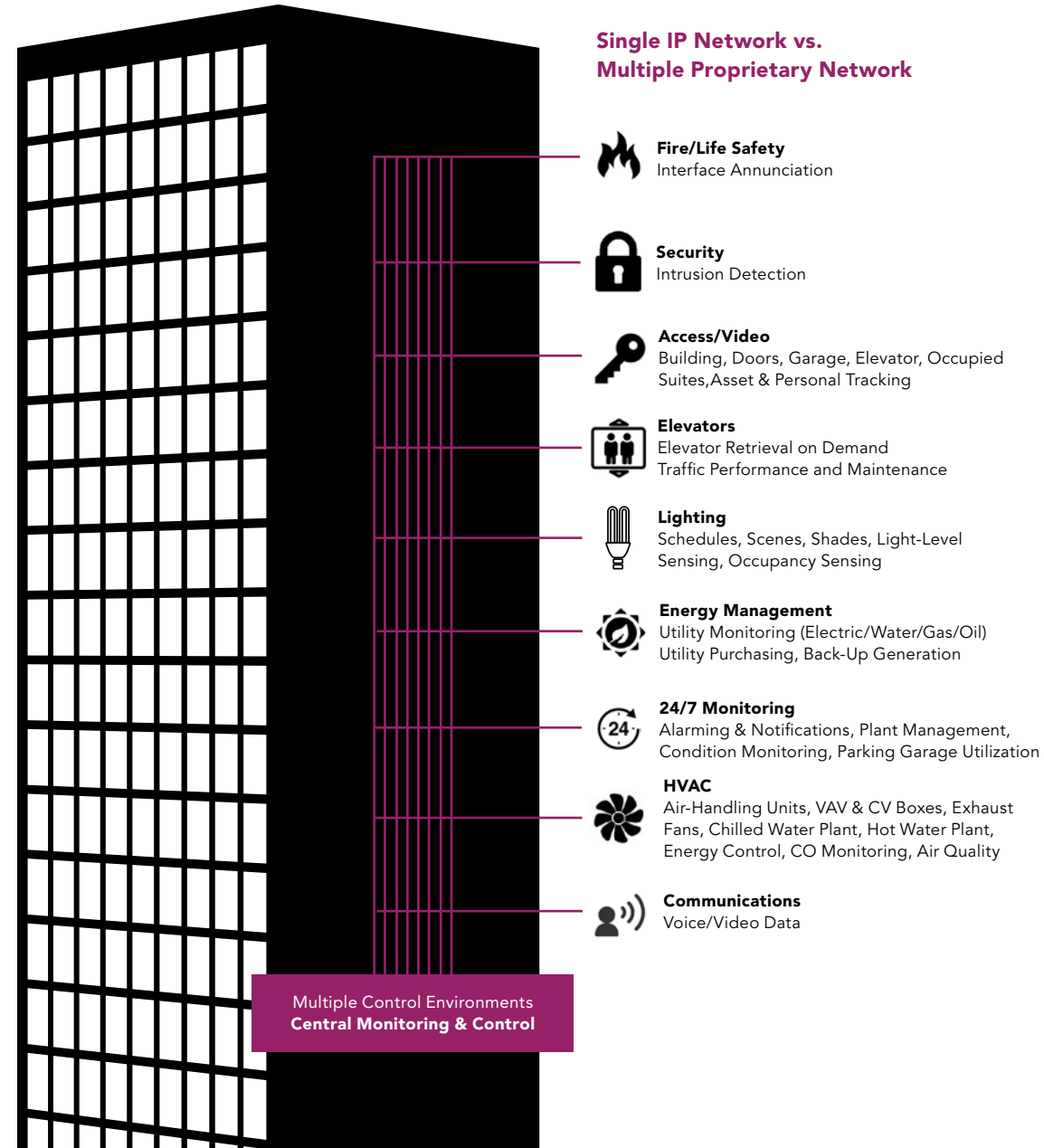
Future Enabled Infrastructure

- Campus Fiber Infrastructure
- Network Operations Center (NOC)
- Master Systems Integration (MSI)
- Public Wi-Fi-/Cellular DAS
- Adaptable to future use cases
- Cybersecurity Applications
- 3rd Party System Support

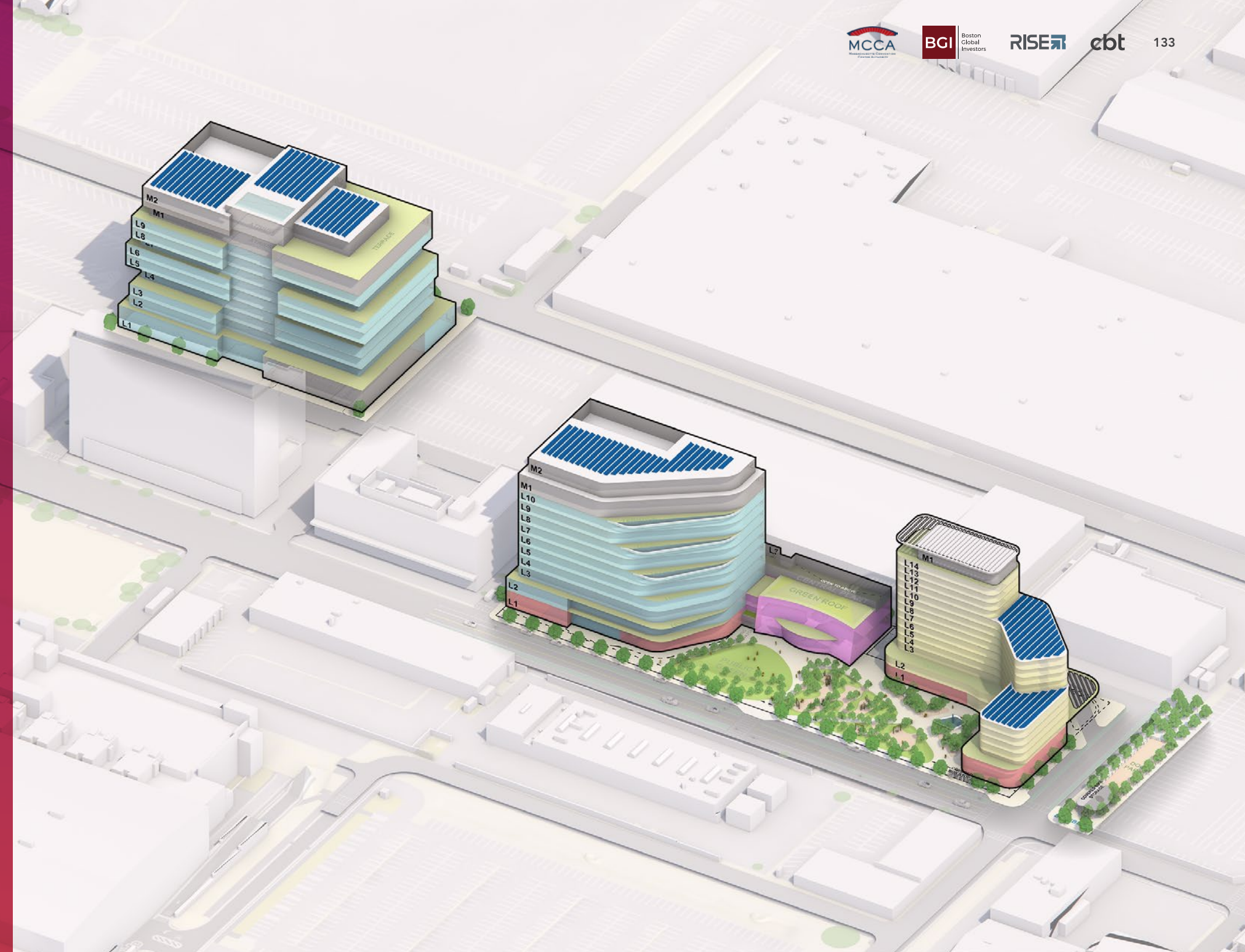
SMART BUILDING SOLUTIONS AND NEW TECHNOLOGIES

Smart Buildings successfully merge building management and IT systems to optimize system performance and simplify facility operations. Integration greatly reduces the expense and inconvenience of installing and operating multiple autonomous building systems. Smart buildings are able to do the following:

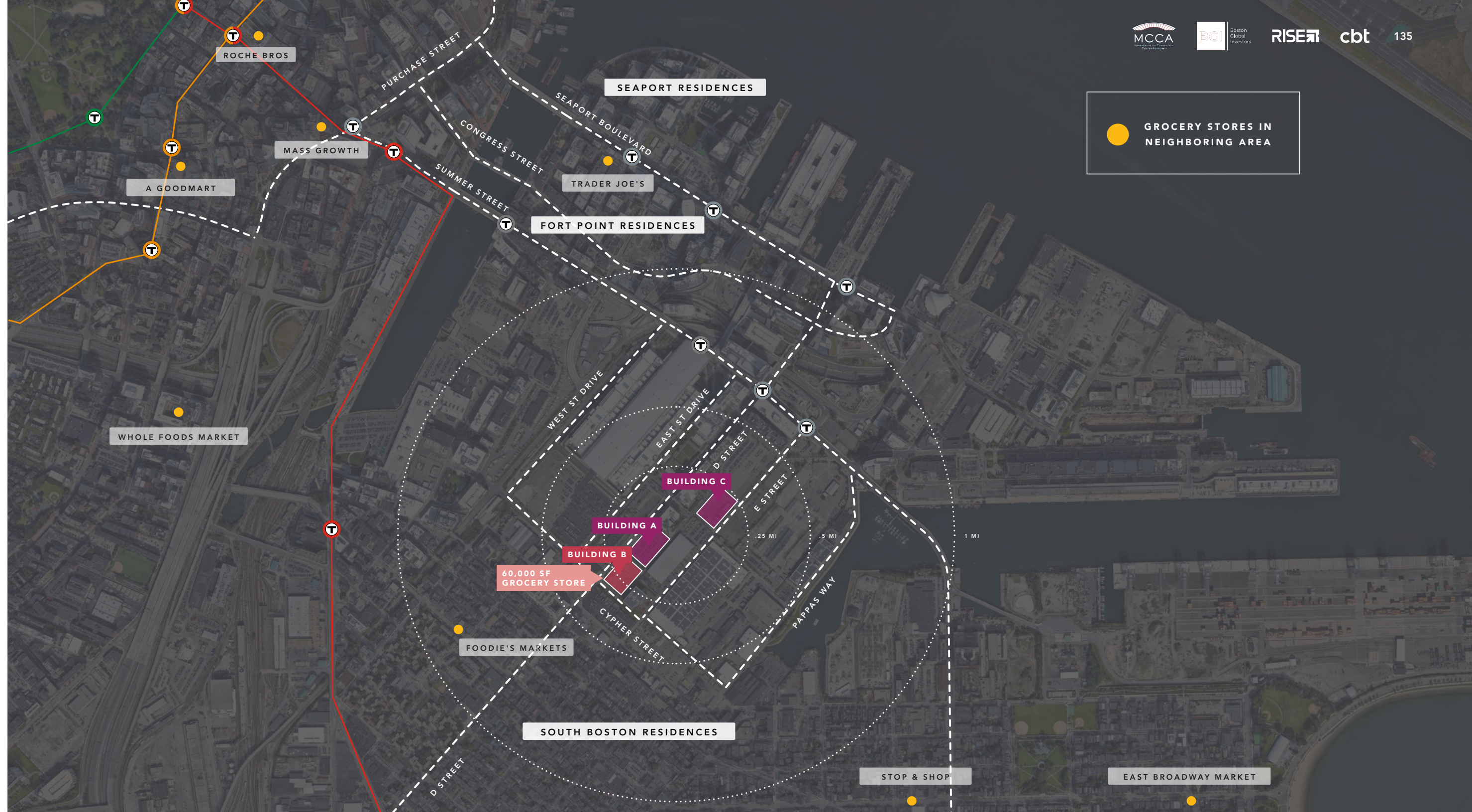
- Integrate disparate building systems so they can be controlled by a centralized common user interface.
- Use a shared network for all building system communications.
- Provide the significant benefits of high-performance buildings to building owners, property/facility management professionals, and end users.
- Maximize building performance and efficiency by integrating building systems such as lighting, HVAC, safety, power management, security (access control, video surveillance, and visitor management), etc.
- Use technology and strategies that add long-term, sustainable value to the property.



B2. DESIGN DRAWINGS



B2A. NEIGHBORHOOD PLAN



BUILDING MASSING

BUILDING A

Lab / Office
10 Floors, 165' tall
Approximately 350,000 SF
495 Parking spaces below grade (A+B)

BUILDING B

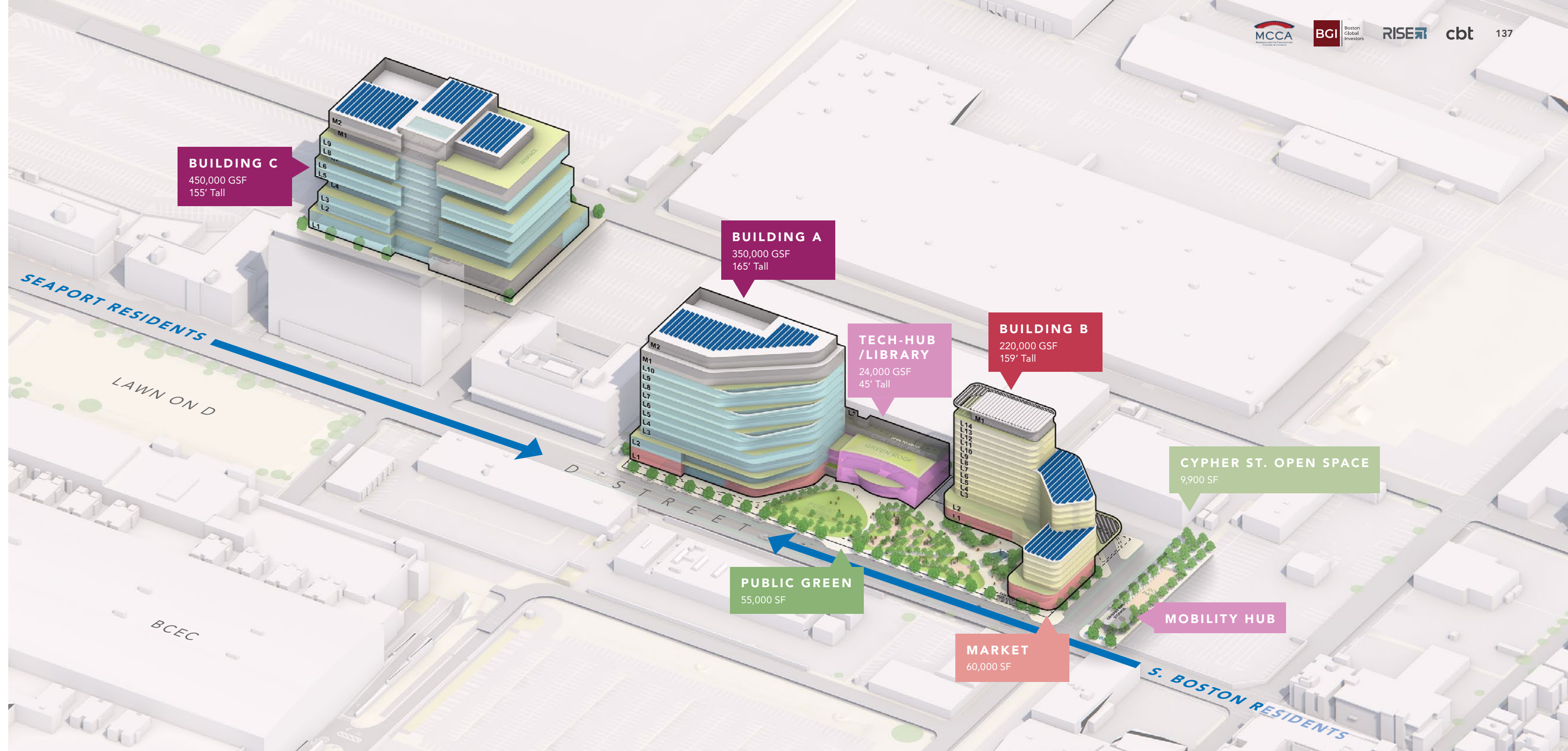
Hotel/Grocery/Market
14 Floors, 159' tall
Approximately 220,000 SF
Parking spaces below grade (A+B)

BUILDING C

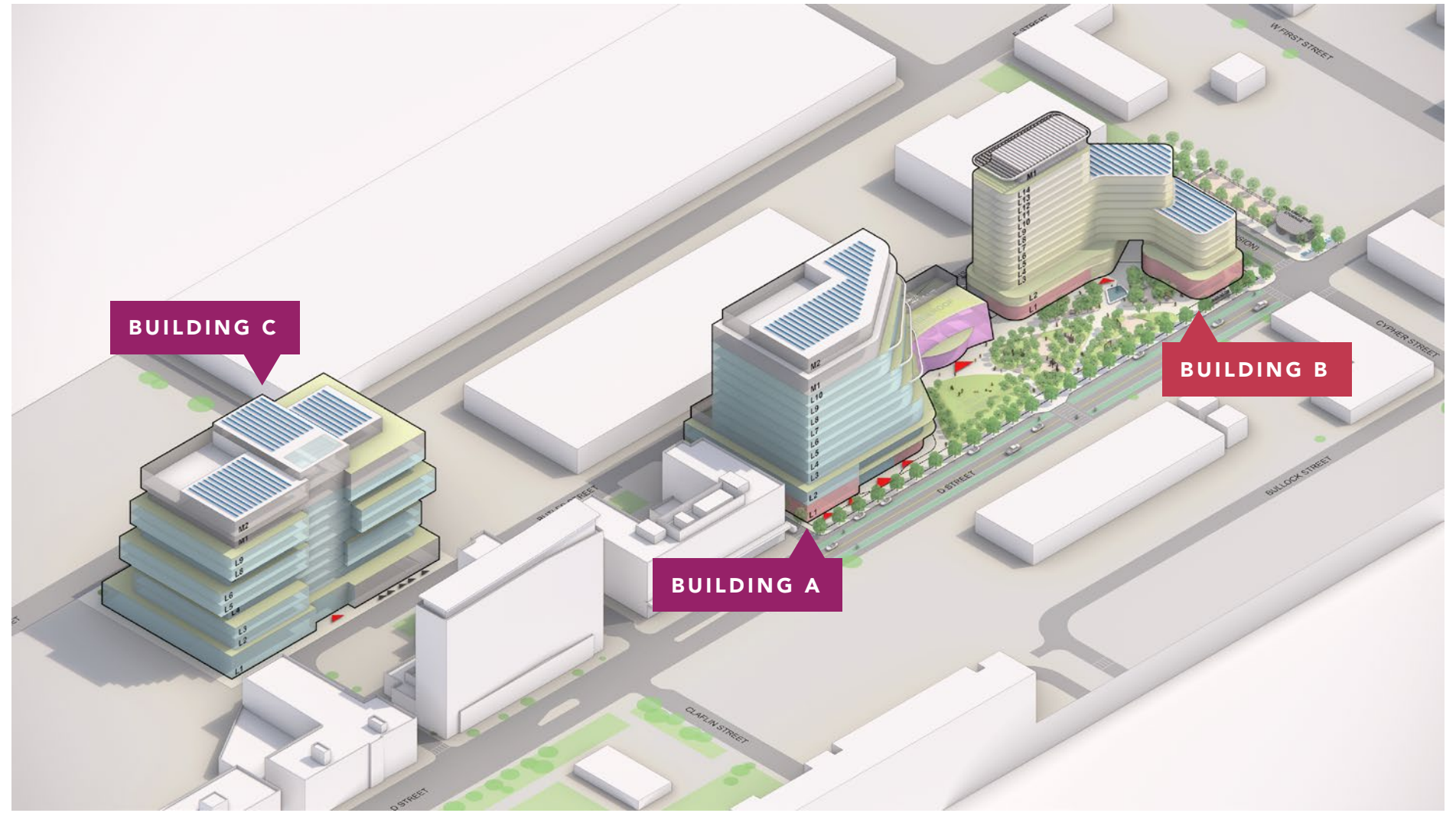
Lab / Office
9 Floors, 155' Tall
Approximately 450,000 SF
470 Parking spaces below grade

TECH-HUB/LIBRARY

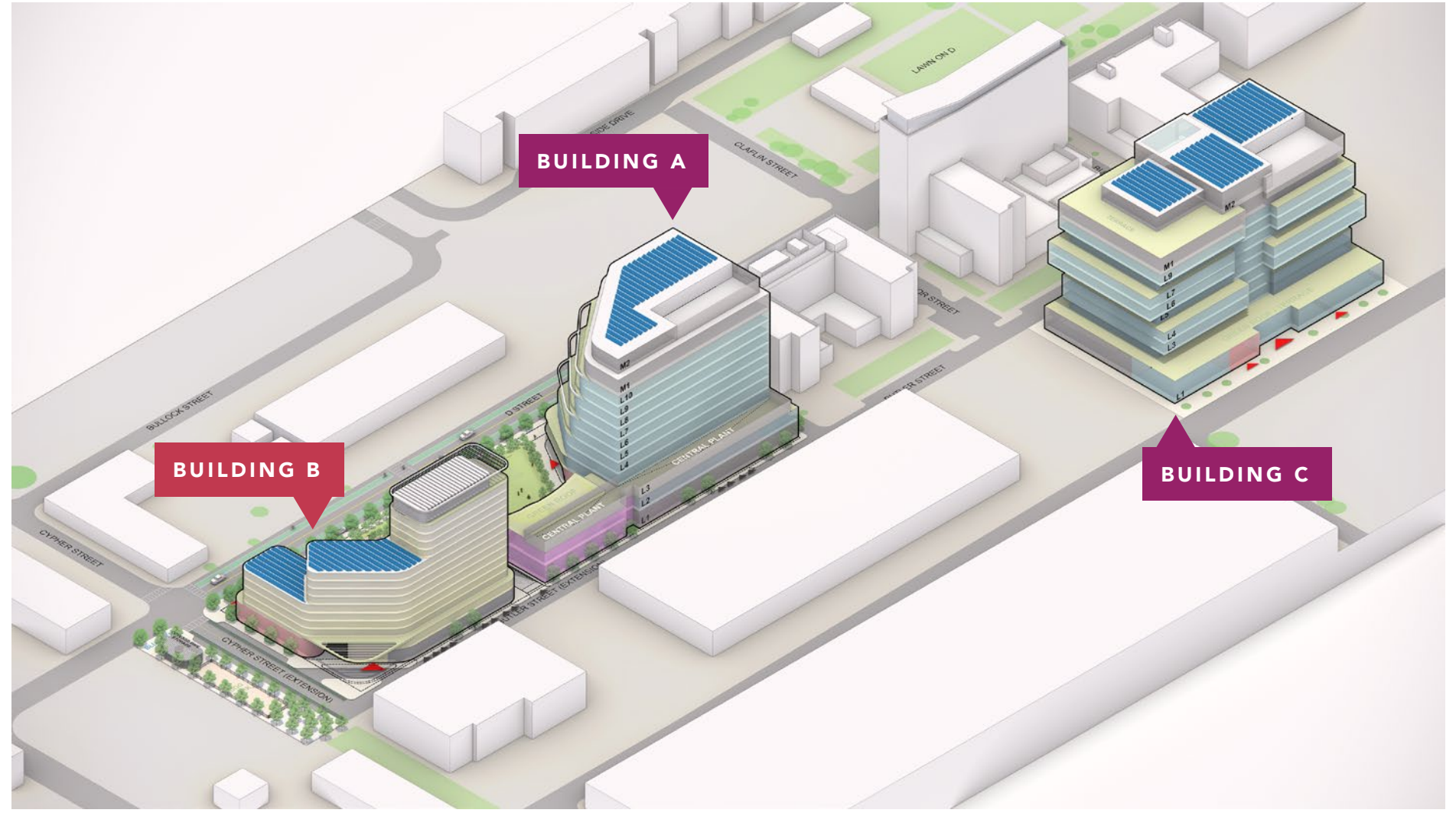
2 Floors, 45' tall
Approximately 30,000 SF



ISOMETRIC VIEWS



ISOMETRIC - FROM THE NORTH

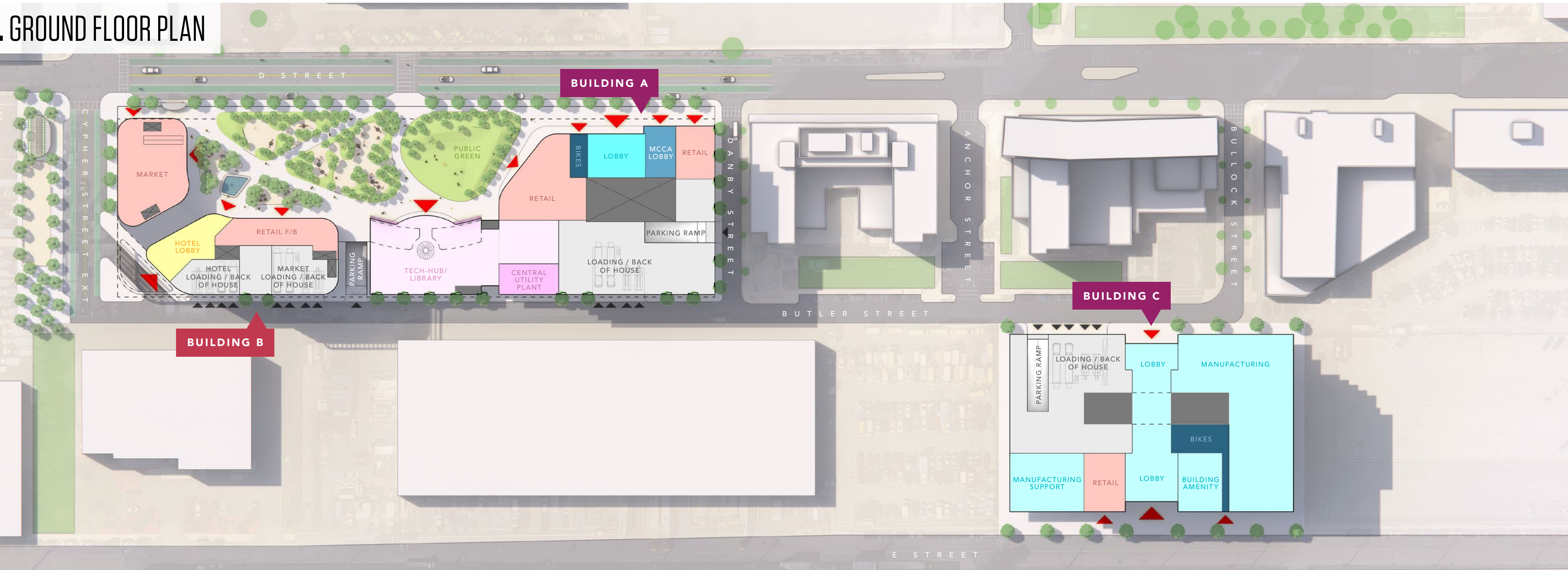


ISOMETRIC - FROM THE SOUTH

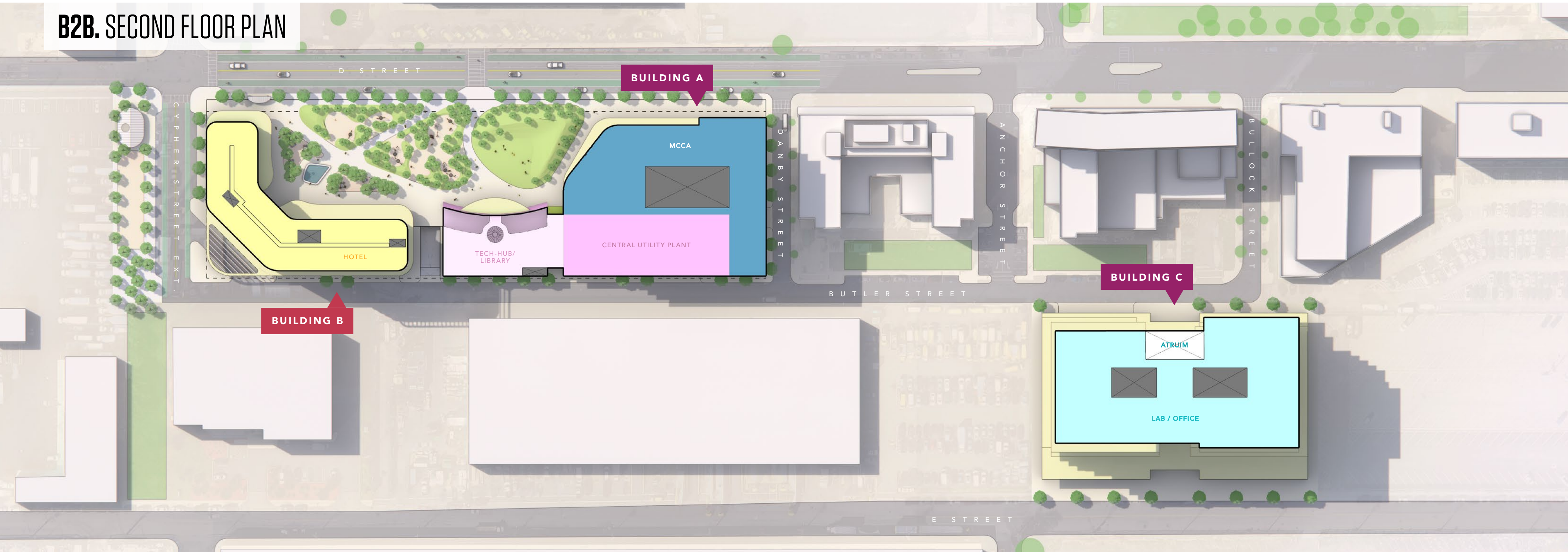
B2B. ROOF PLAN



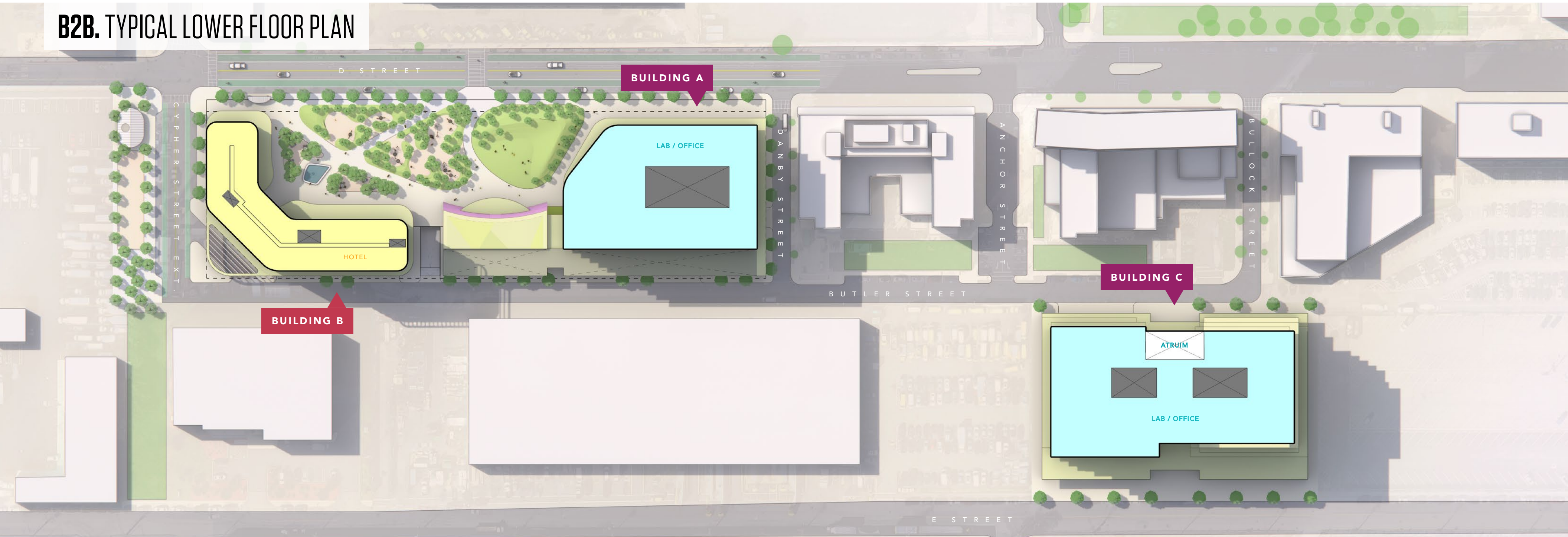
B2B. GROUND FLOOR PLAN



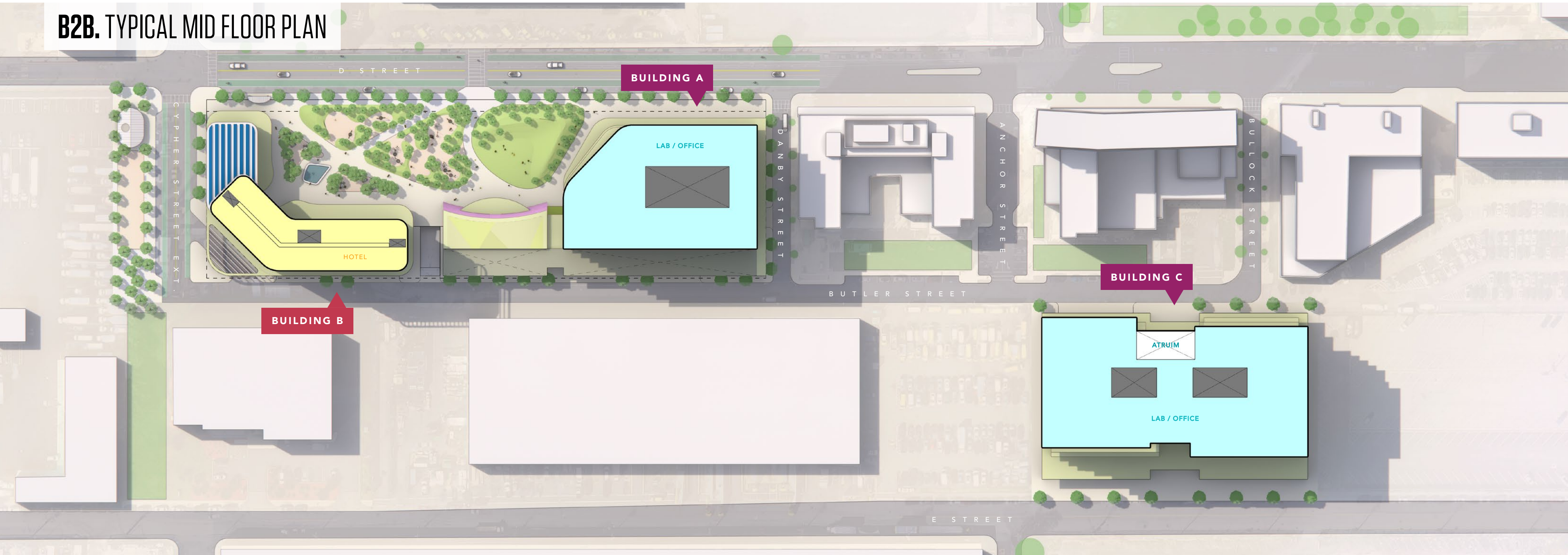
B2B. SECOND FLOOR PLAN



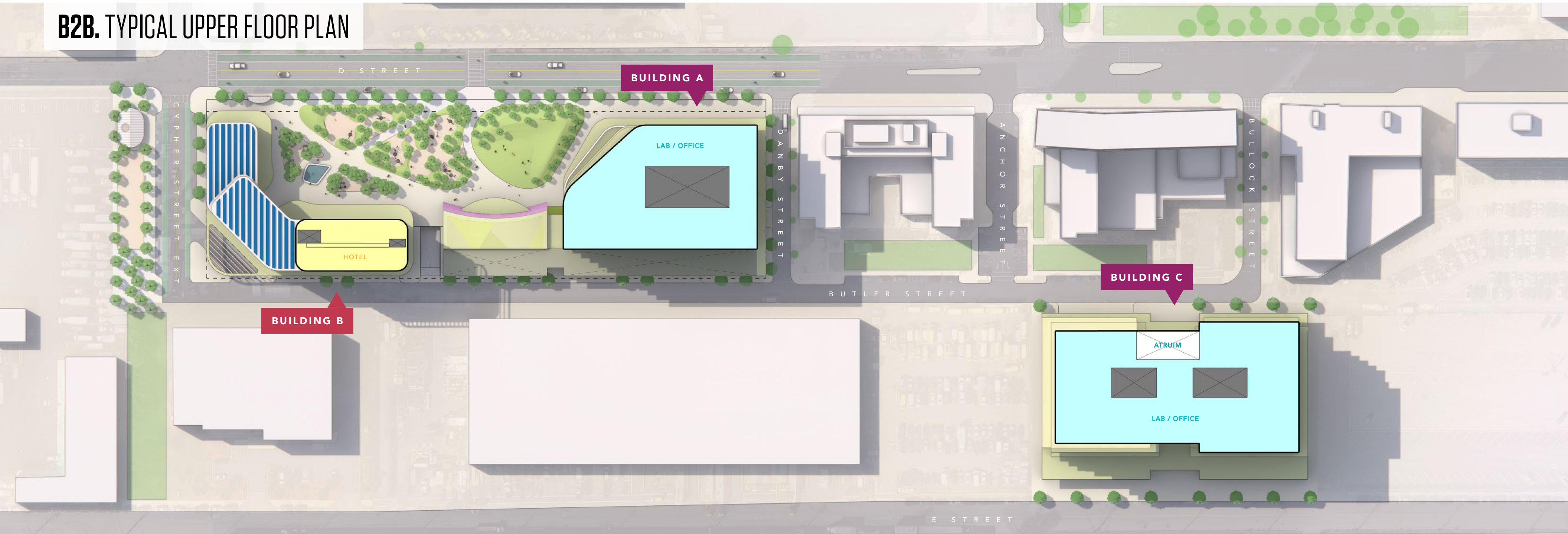
B2B. TYPICAL LOWER FLOOR PLAN



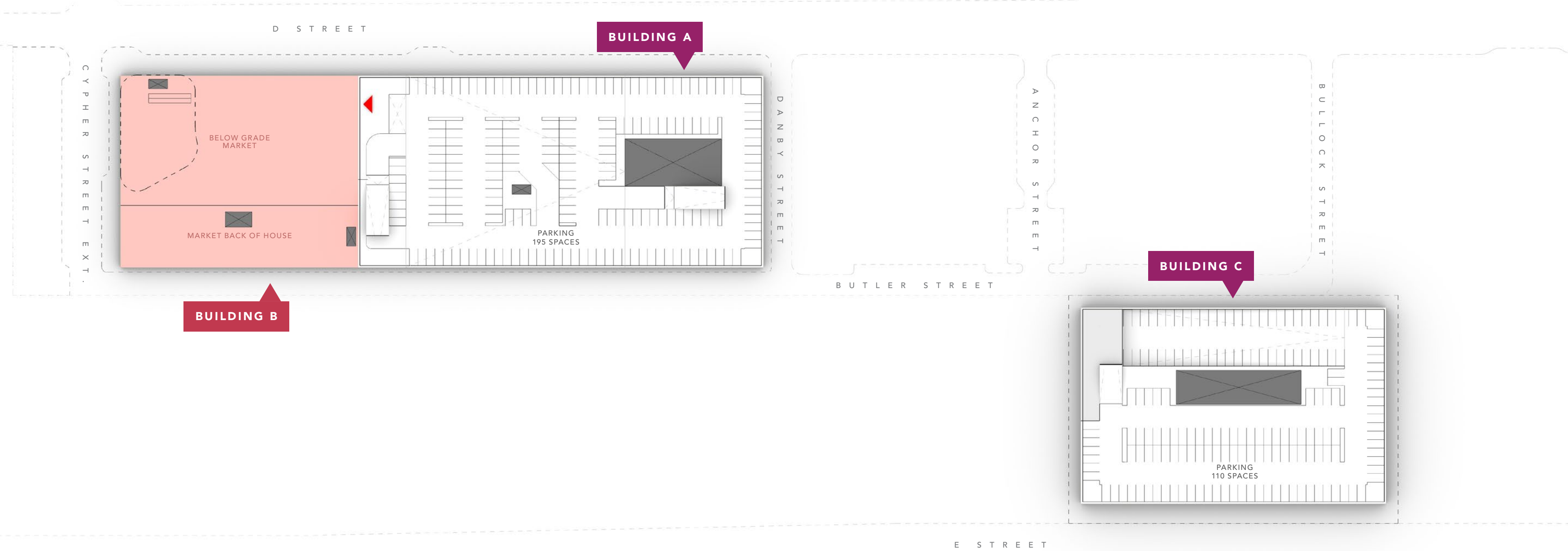
B2B. TYPICAL MID FLOOR PLAN



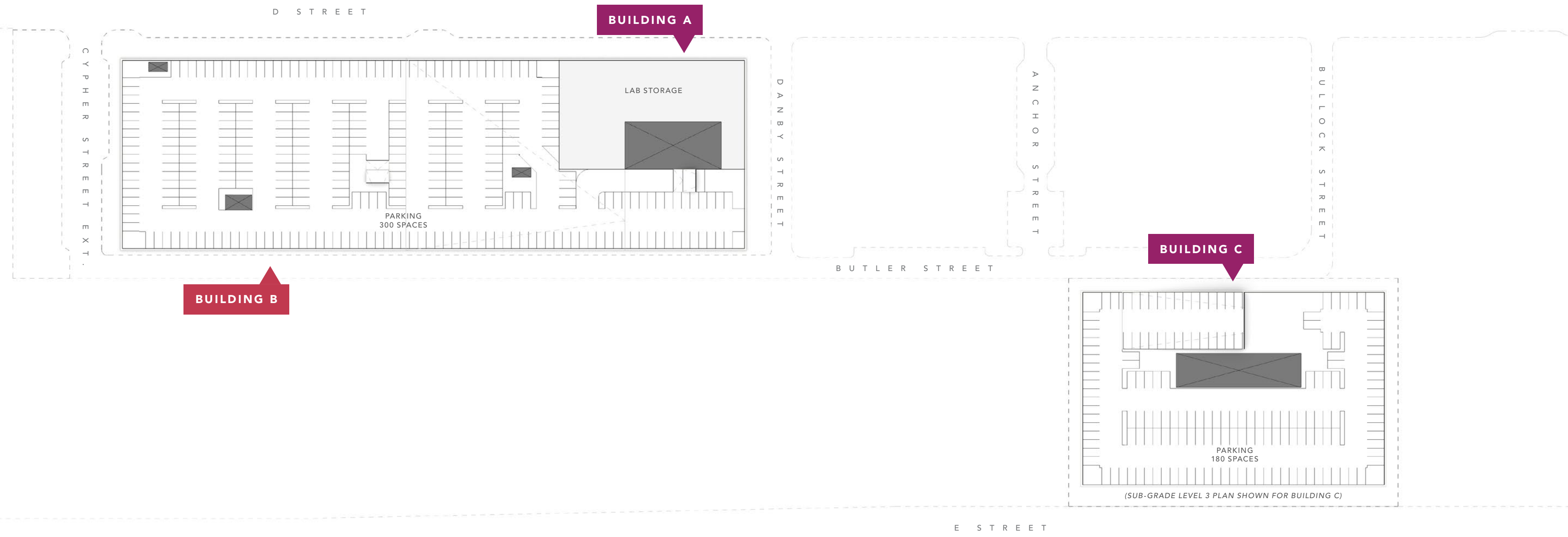
B2B. TYPICAL UPPER FLOOR PLAN



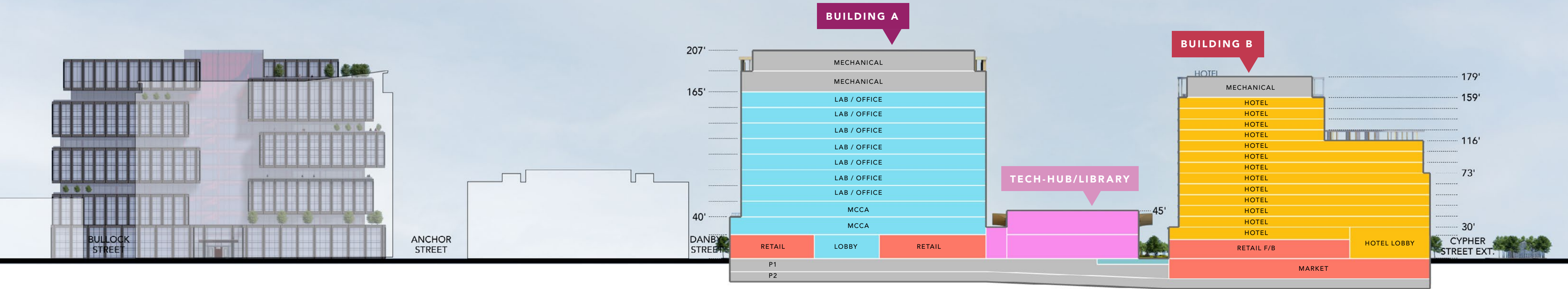
B2B. SUB-GRADE LEVEL 1



B2B. SUB-GRADE LEVEL 2

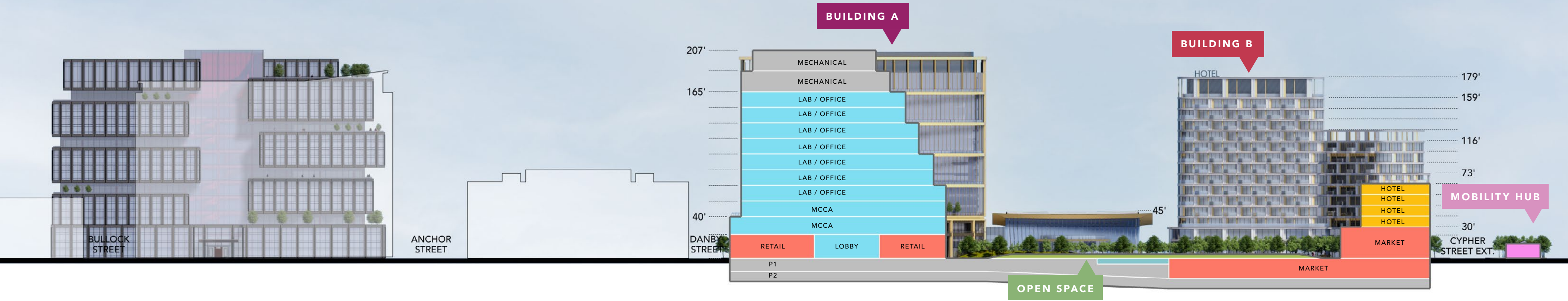


B2C. BUILDING SECTIONS



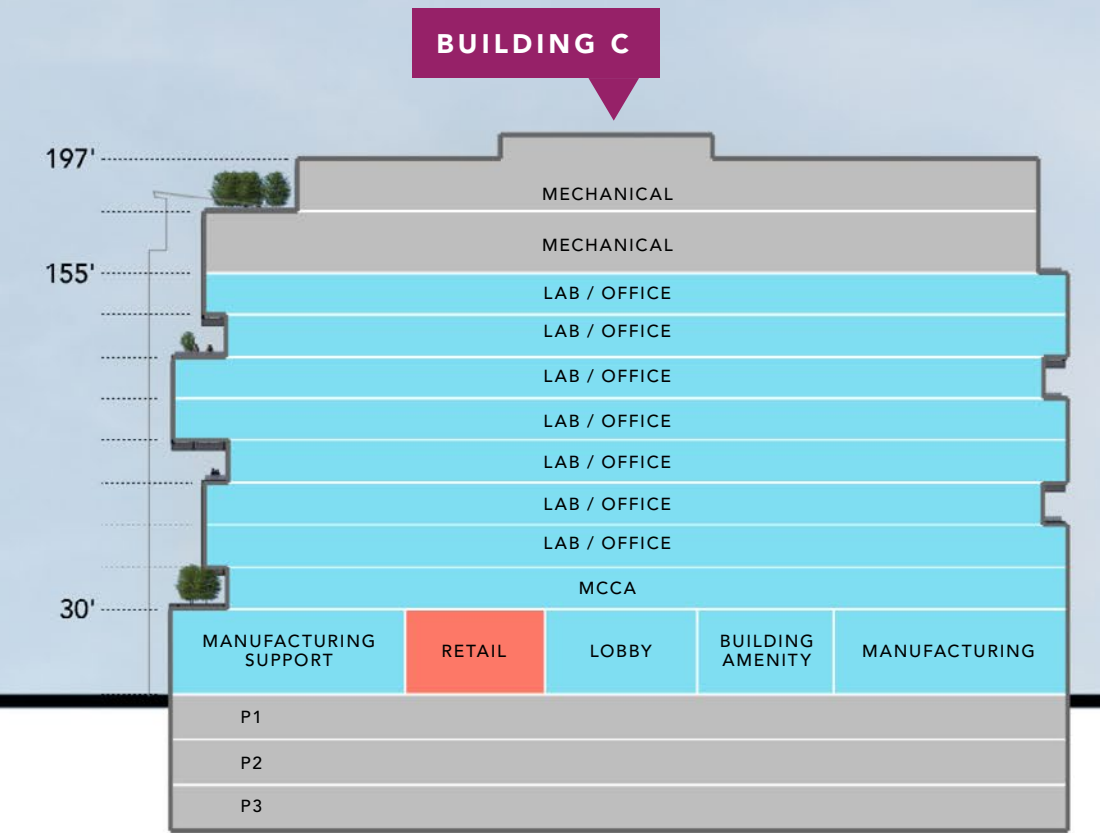
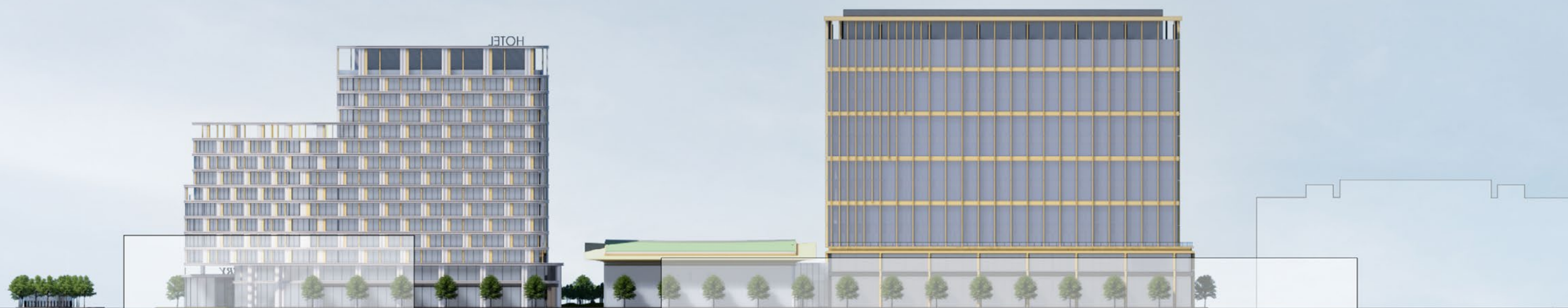
D STREET - THROUGH TECH-HUB/LIBRARY

B2C. BUILDING SECTIONS



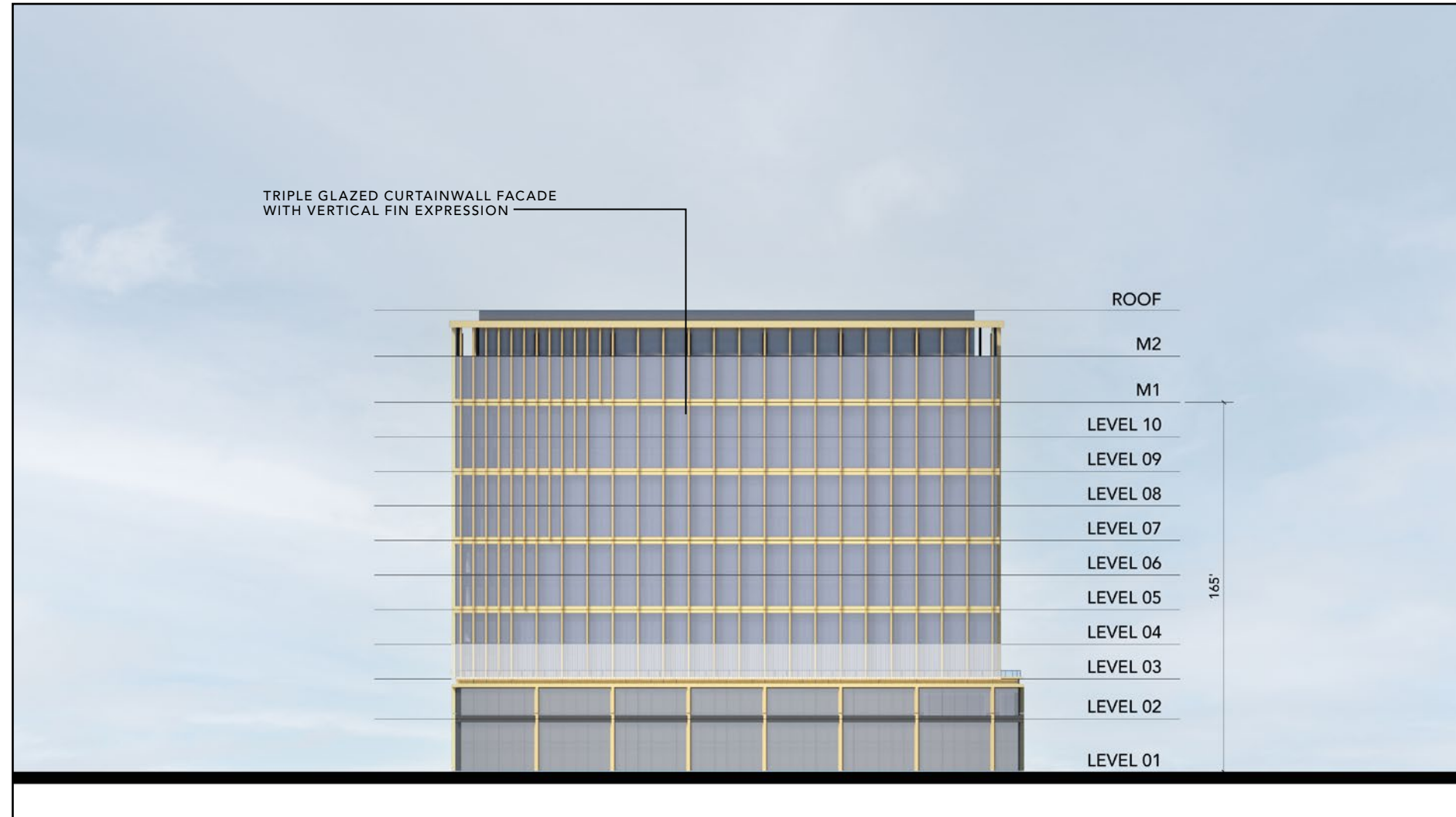
D STREET - THROUGH OPEN SPACE

B2C. BUILDING SECTIONS



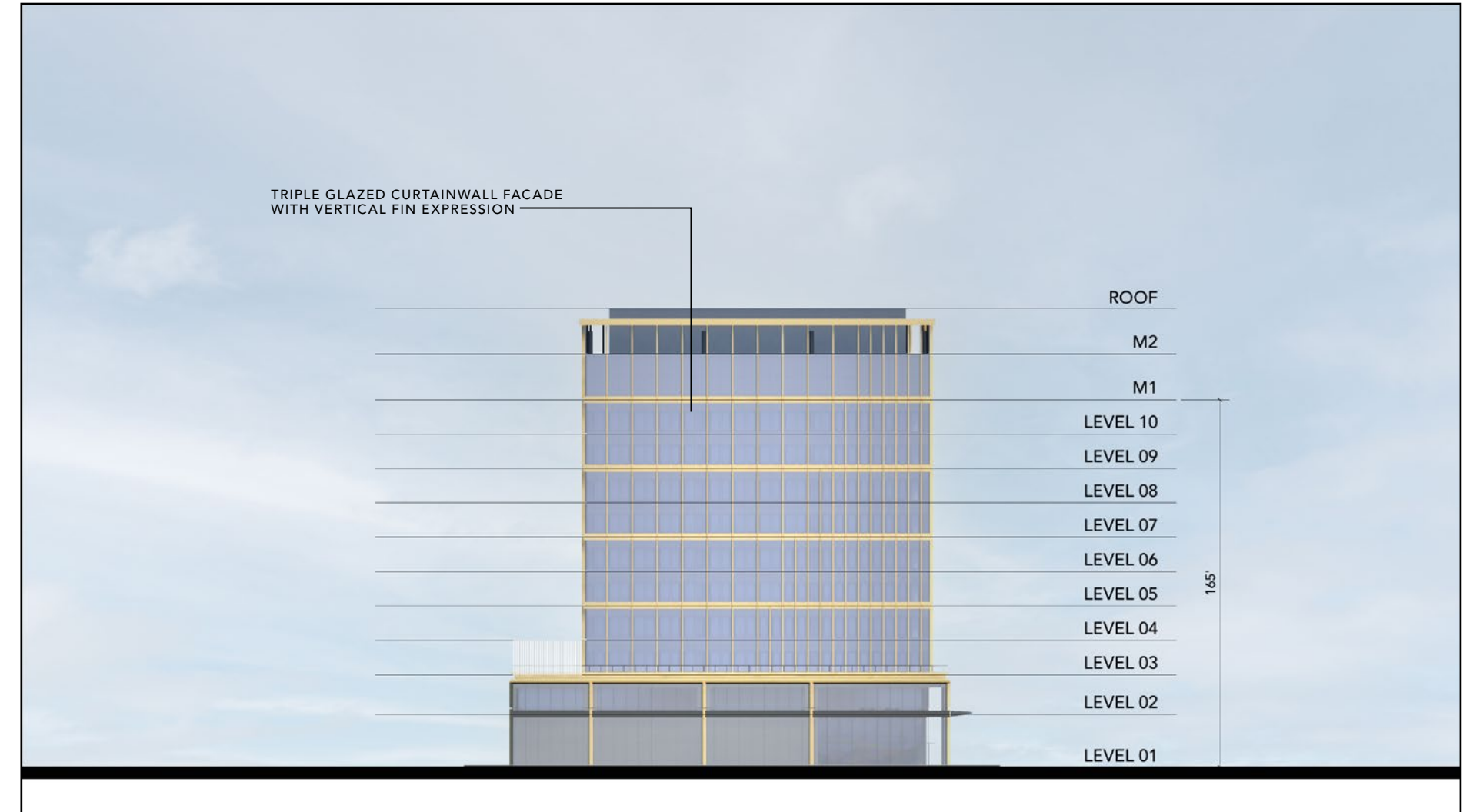
E STREET

B2D. BUILDING ELEVATIONS



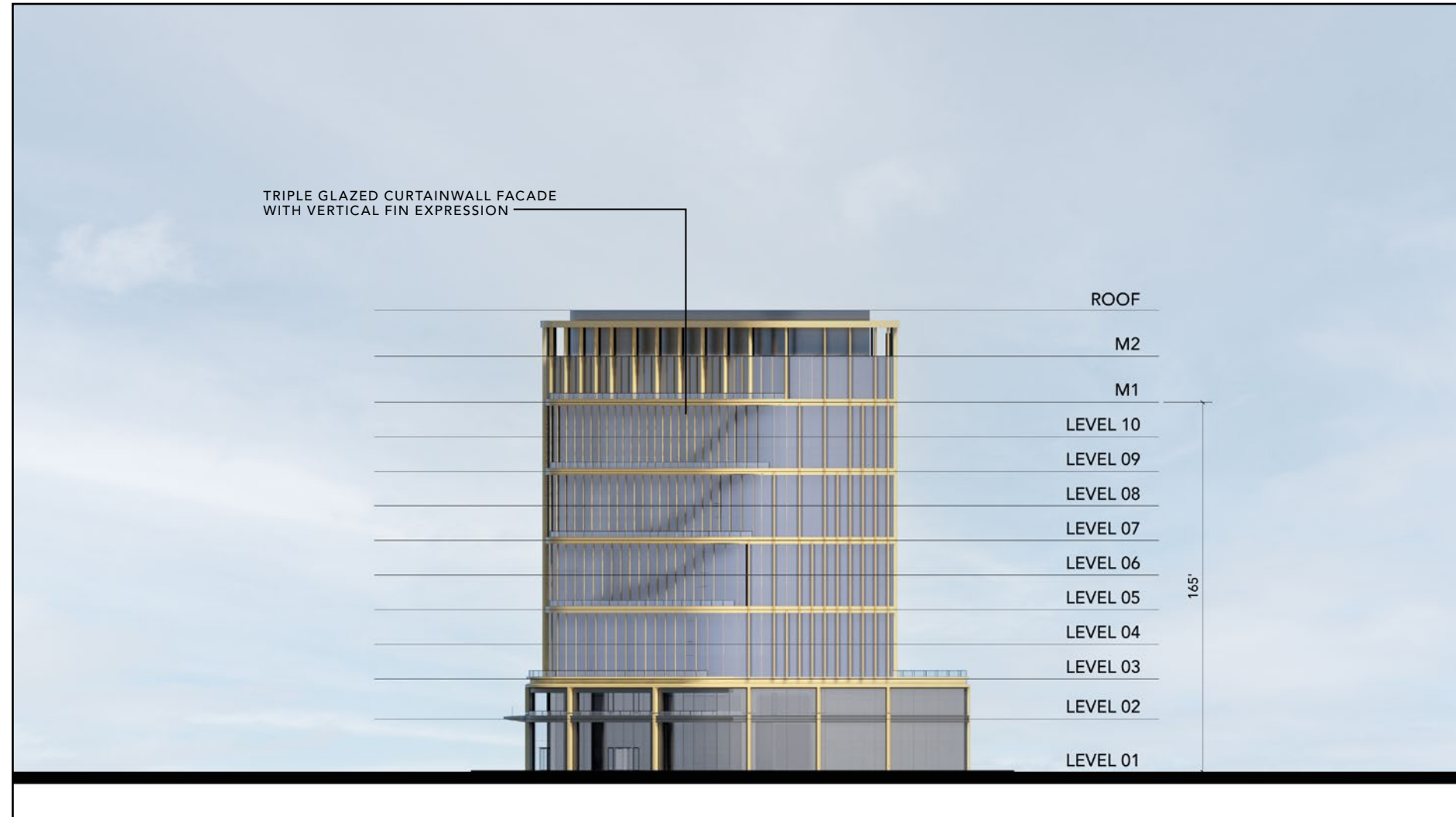
BUILDING A EAST

B2D. BUILDING ELEVATIONS



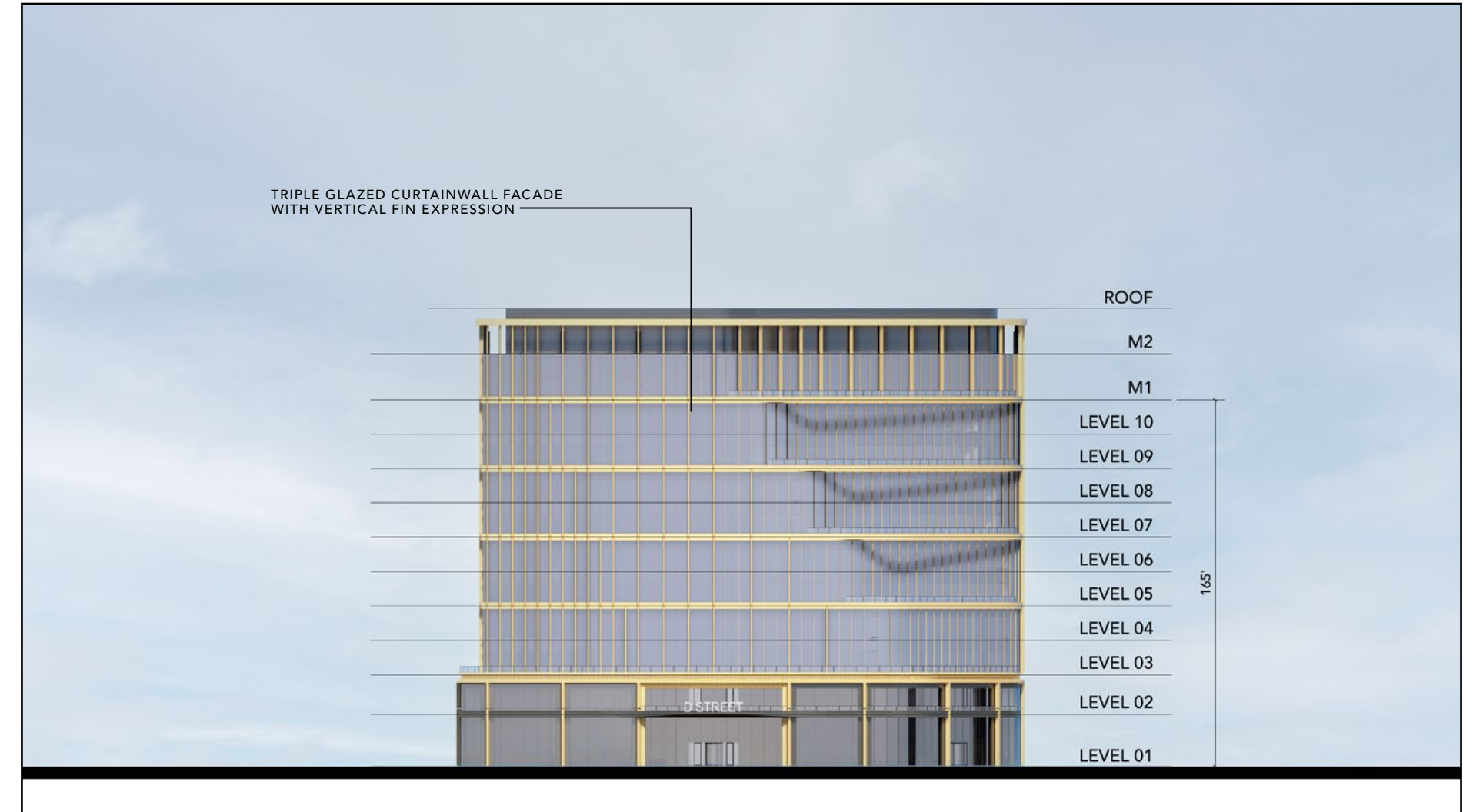
BUILDING A NORTH

B2D. BUILDING ELEVATIONS



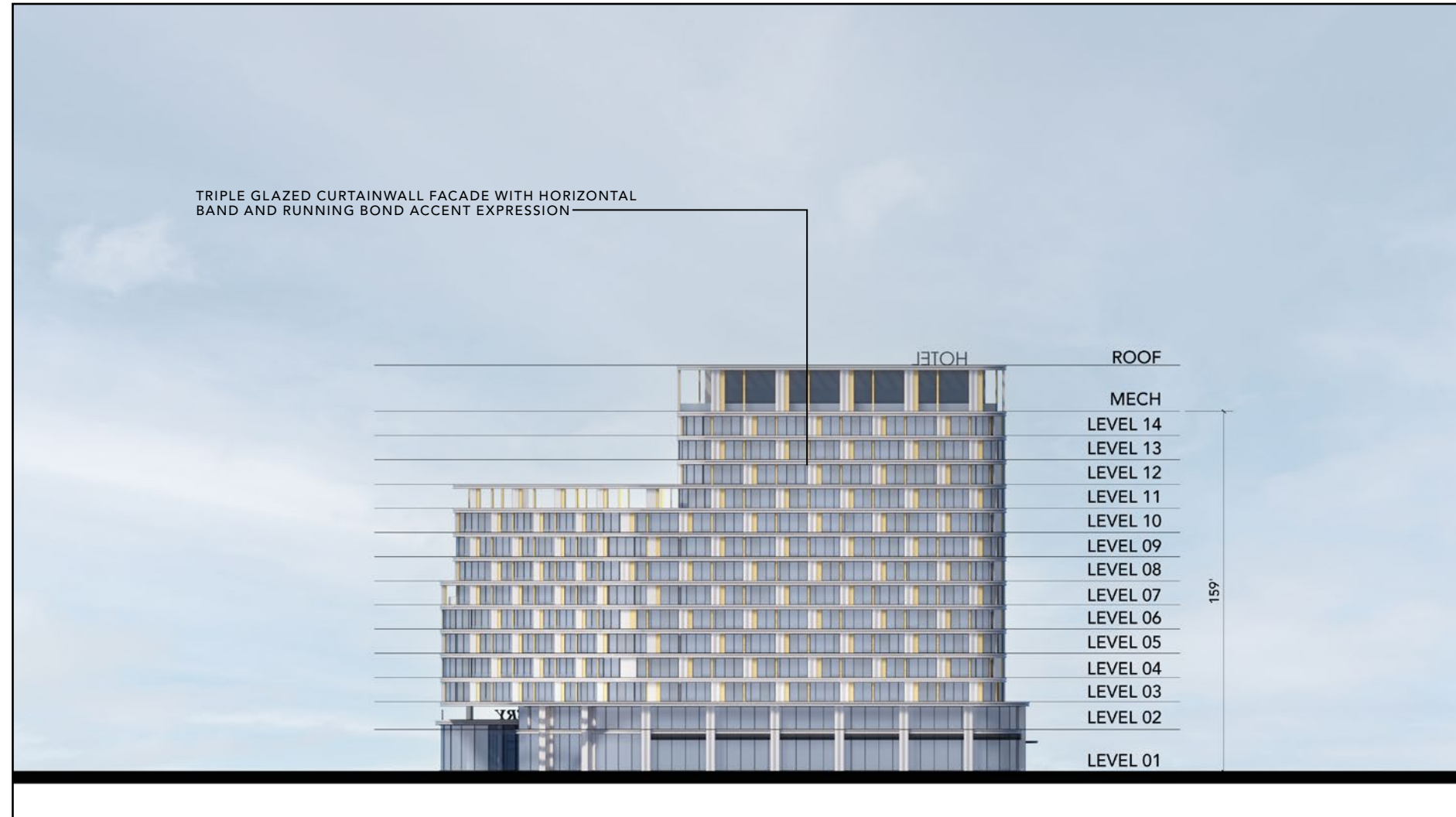
BUILDING A SOUTH

B2D. BUILDING ELEVATIONS



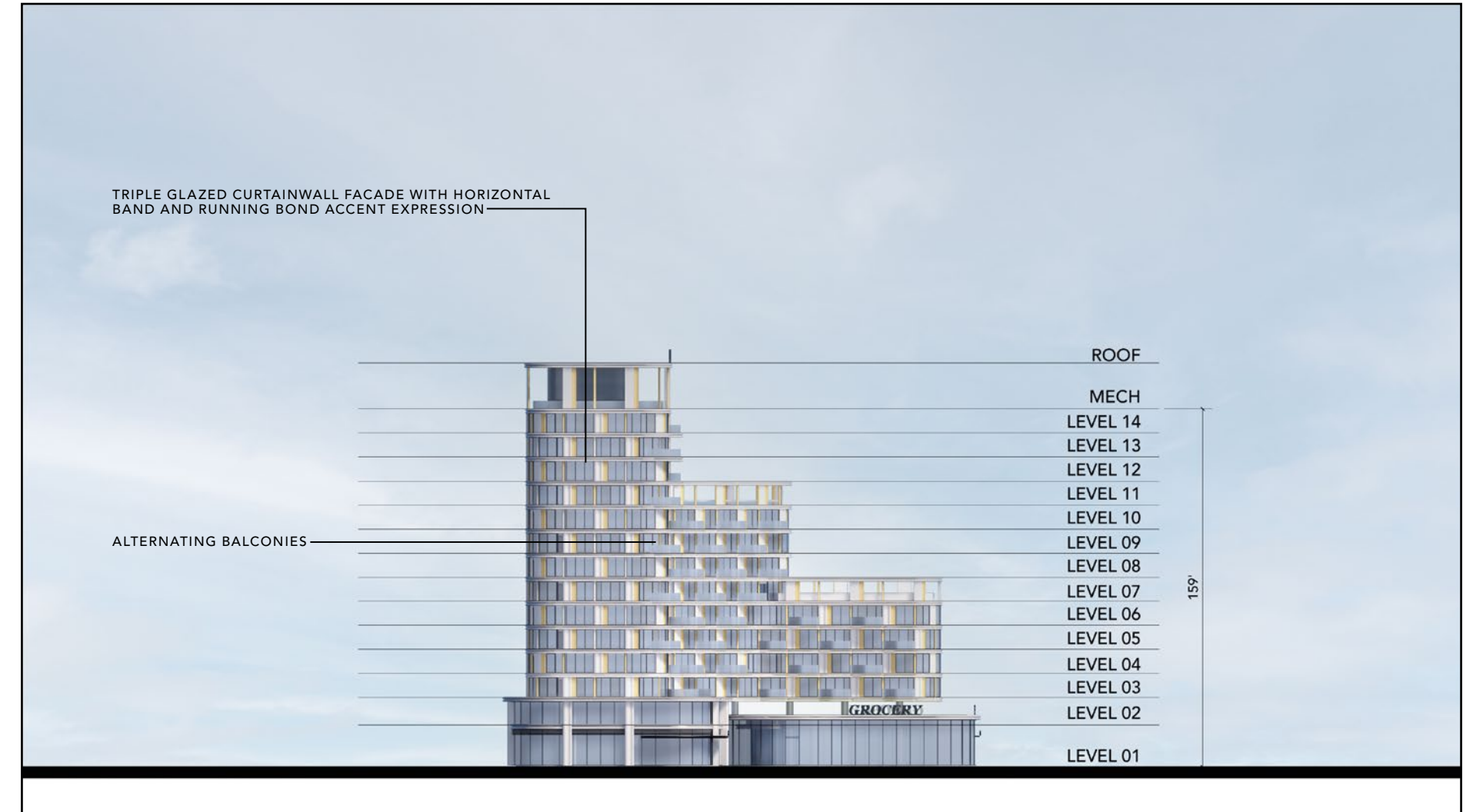
BUILDING A WEST

B2D. BUILDING ELEVATIONS



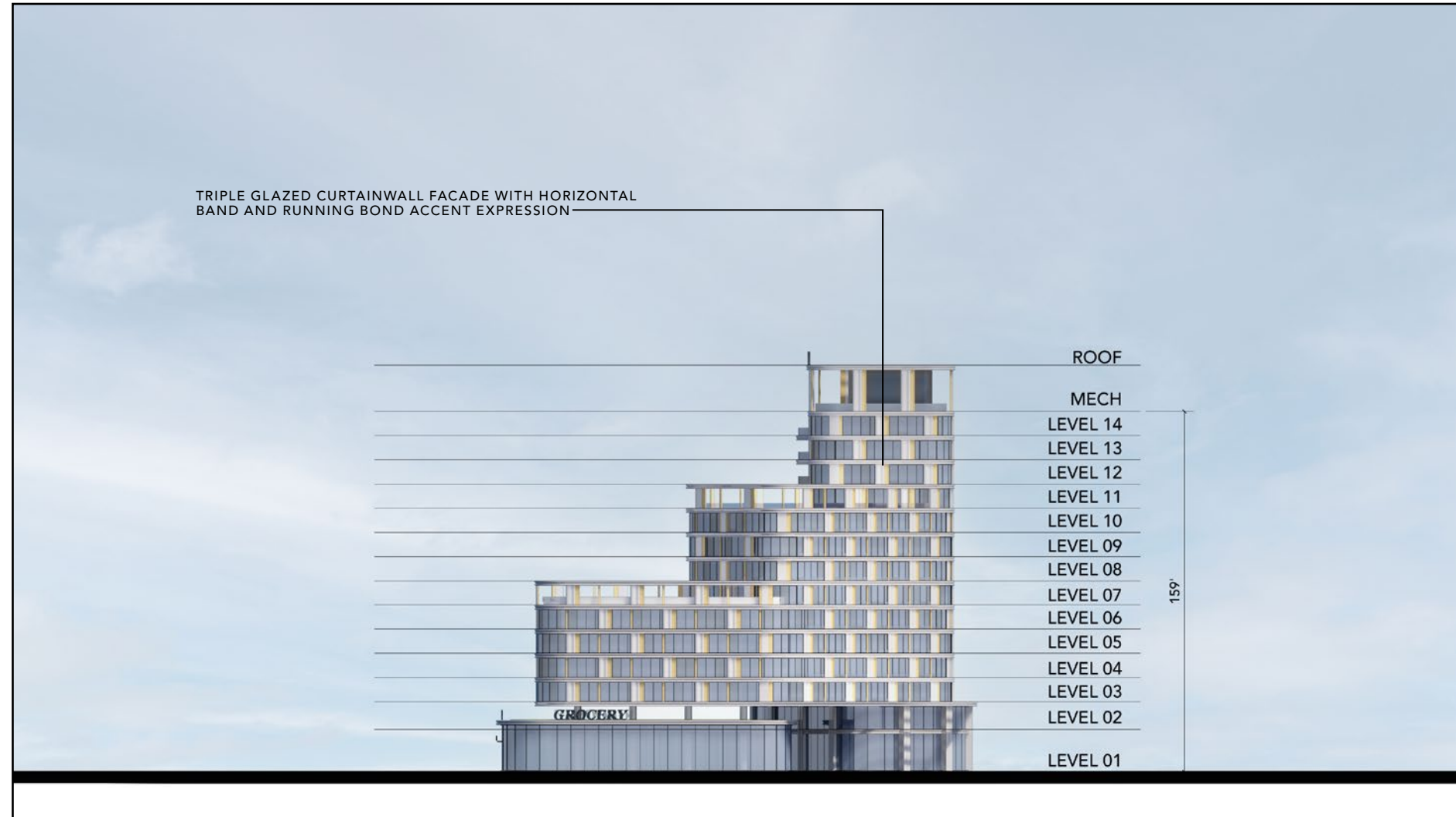
BUILDING B EAST

B2D. BUILDING ELEVATIONS



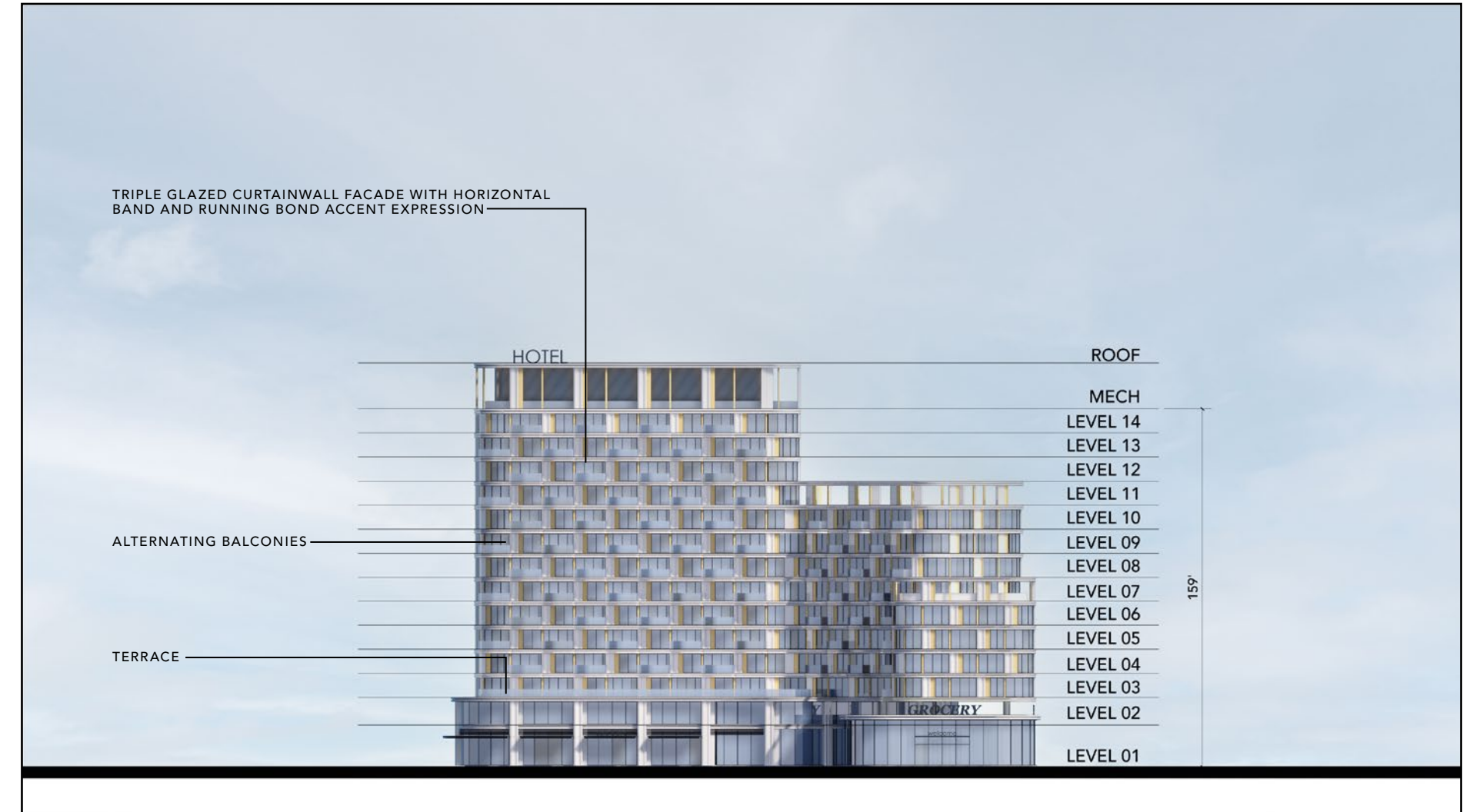
BUILDING B NORTH

B2D. BUILDING ELEVATIONS



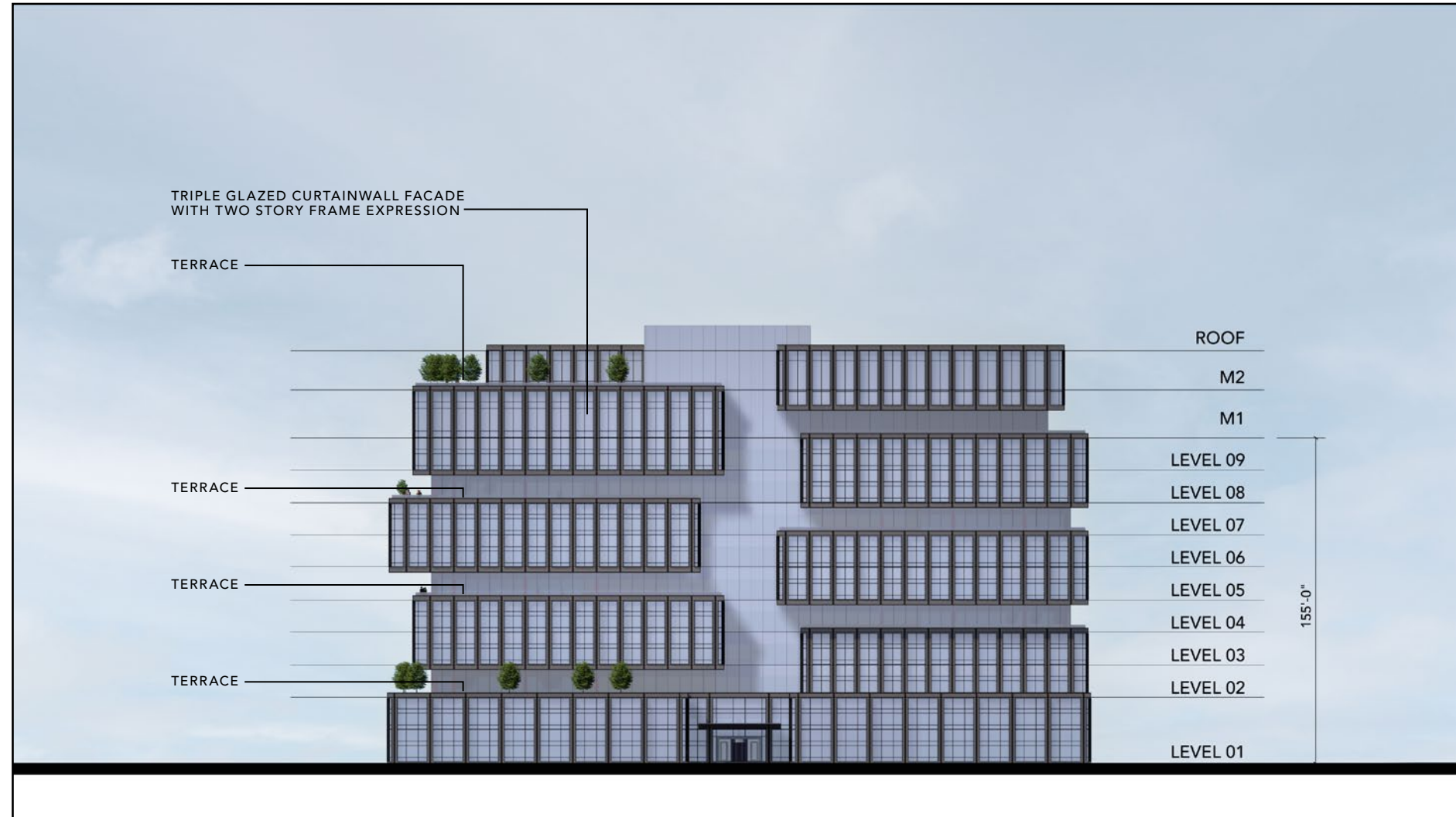
BUILDING B SOUTH

B2D. BUILDING ELEVATIONS



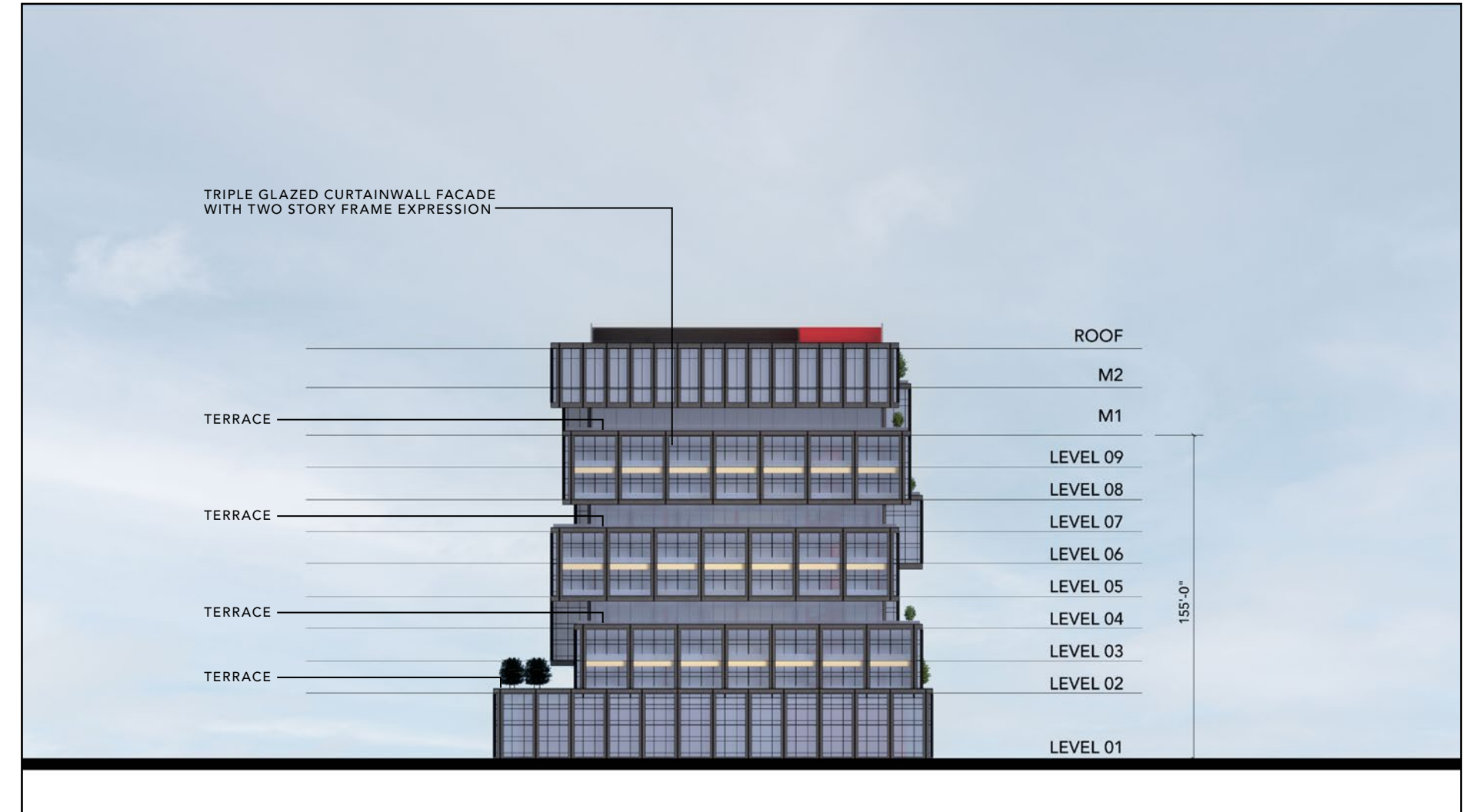
BUILDING B WEST

B2D. BUILDING ELEVATIONS



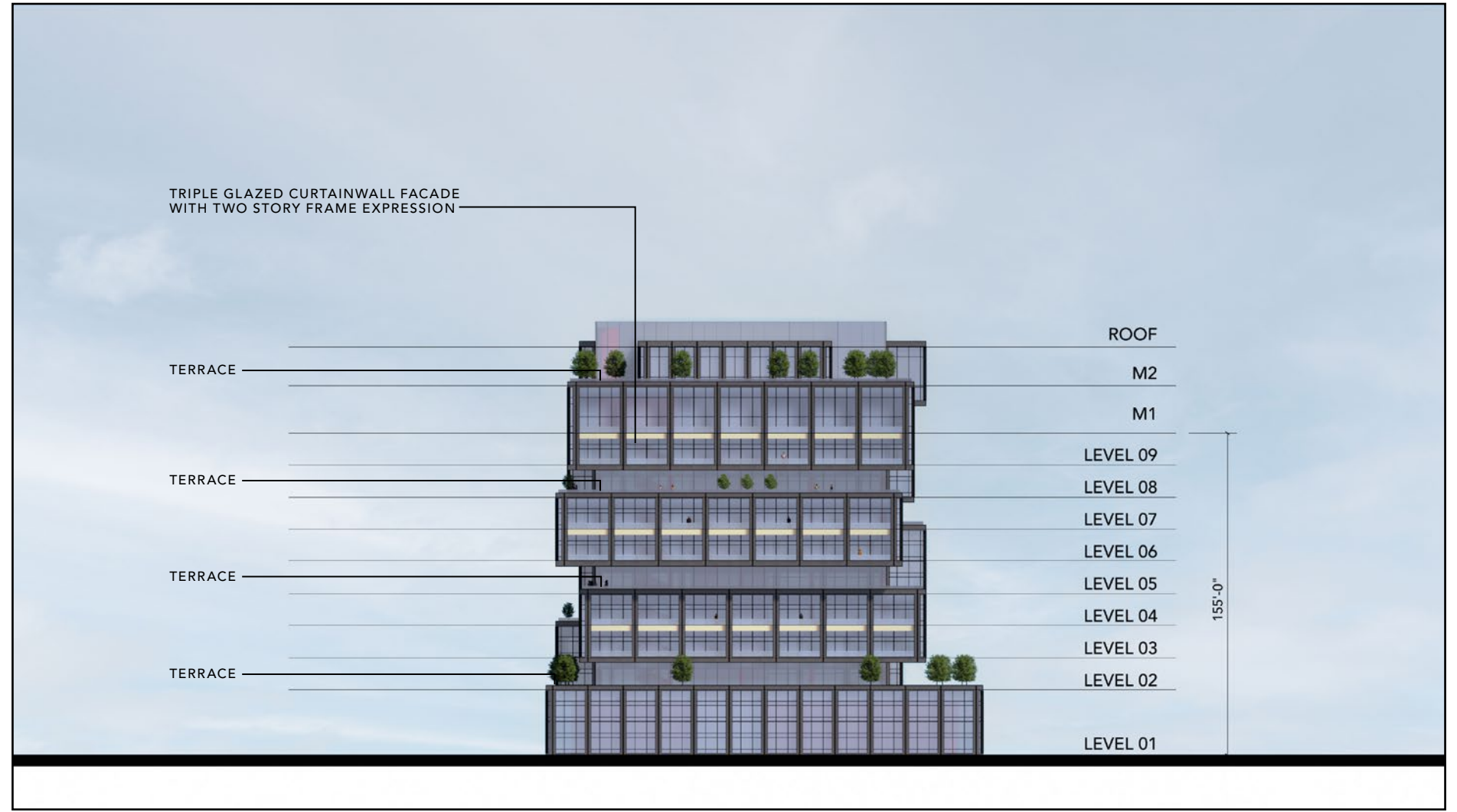
BUILDING C EAST

B2D. BUILDING ELEVATIONS



BUILDING C NORTH

B2D. BUILDING ELEVATIONS



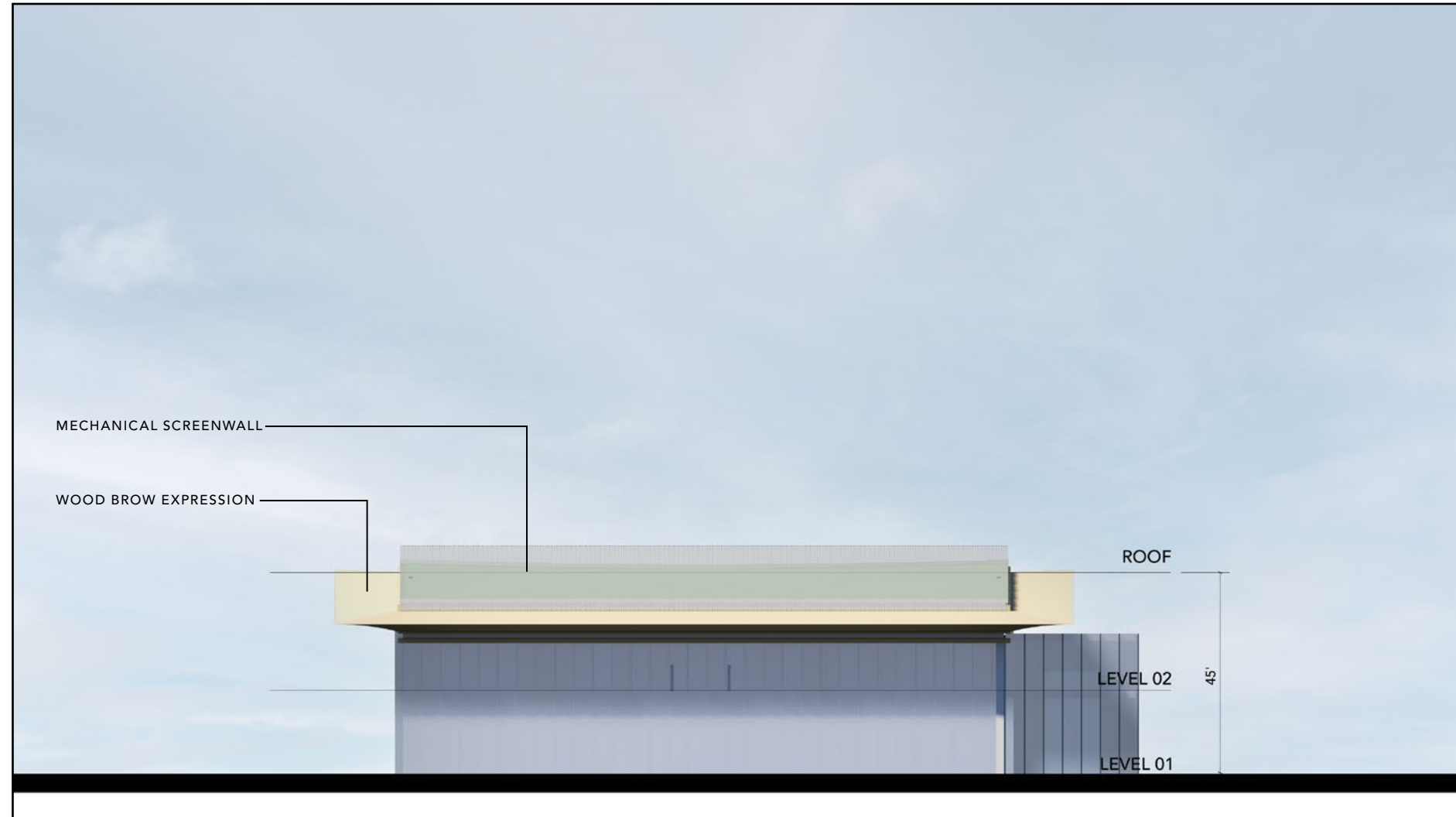
BUILDING C SOUTH

B2D. BUILDING ELEVATIONS



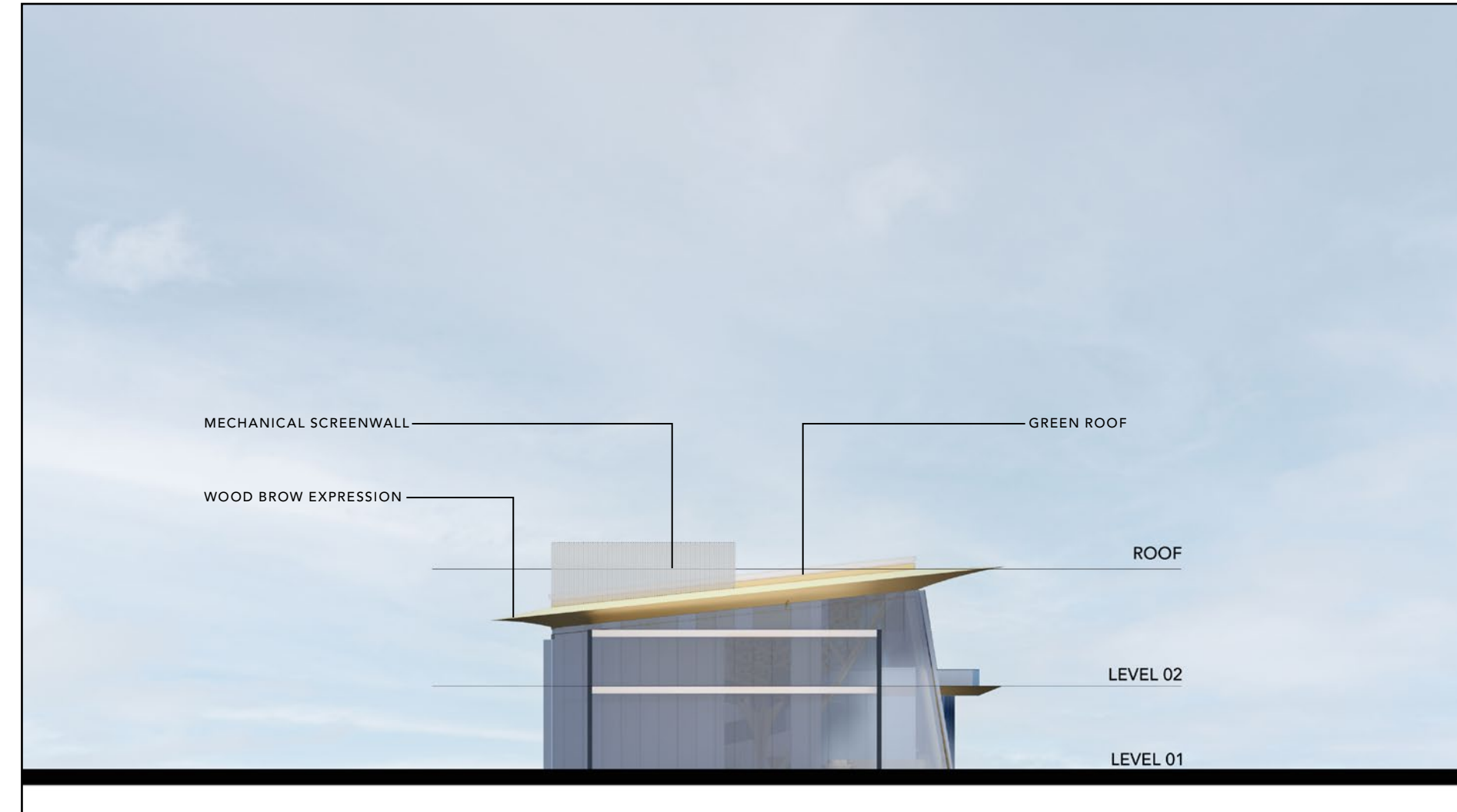
BUILDING C WEST

B2D. BUILDING ELEVATIONS



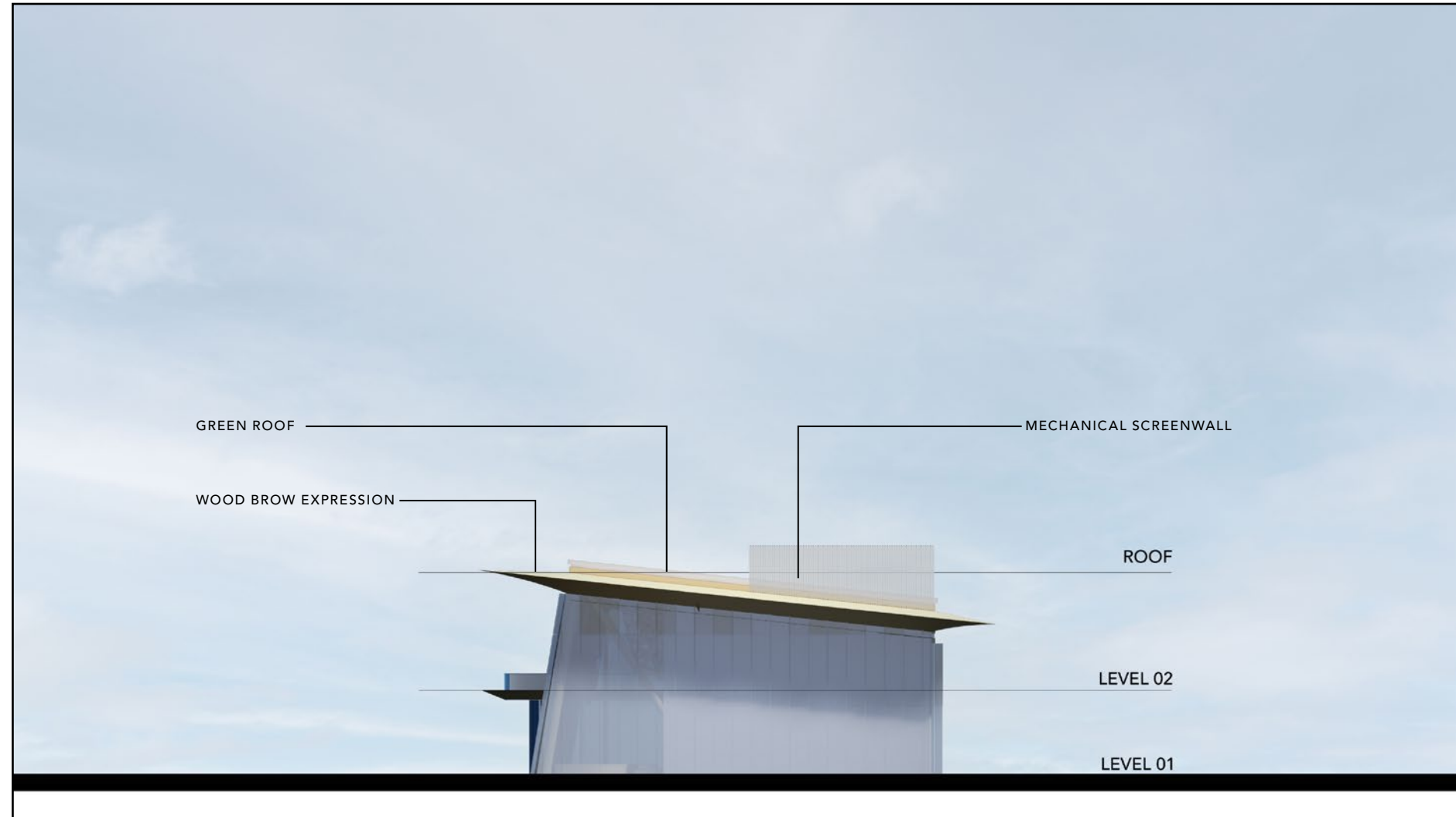
TECH-HUB/LIBRARY EAST

B2D. BUILDING ELEVATIONS



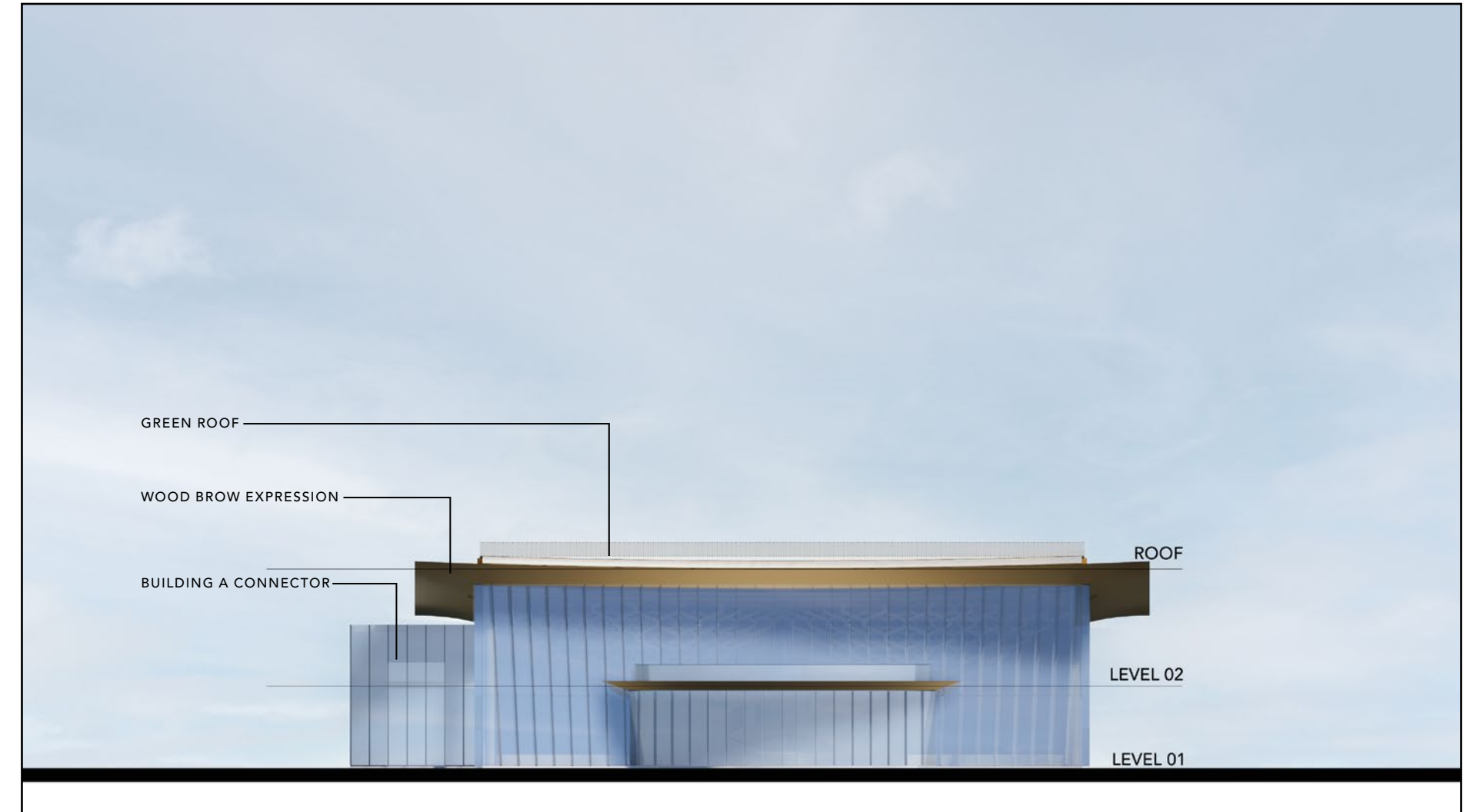
TECH-HUB/LIBRARY NORTH

B2D. BUILDING ELEVATIONS



TECH-HUB/LIBRARY SOUTH

B2D. BUILDING ELEVATIONS



TECH-HUB/LIBRARY WEST

B2E. STREET ELEVATIONS



D STREET

B2E. STREET ELEVATIONS



E STREET

B2F. PERSPECTIVE DRAWINGS



B2F. PERSPECTIVE DRAWINGS



B2F. PERSPECTIVE DRAWINGS



B2F. PERSPECTIVE DRAWINGS



B2F. PERSPECTIVE DRAWINGS



B2F. PERSPECTIVE DRAWINGS



B2F. PERSPECTIVE DRAWINGS



B2G. CLIMATE RESILIENCY CHECKLIST

NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

A.1 - Project Information

Project Name:	MCCA D+E Street Buildings		
Project Address:	D + E Street, Boston, MA		
Project Address Additional:			
Filing Type (select)			
Filing Contact:	Agnes	Vorbrodt	Email
Is MEPA approval required	Yes	Date	12/19/2022
			agnes@ava-greenconsultant.com

A.3 - Project Team

Owner / Developer:	BGI
Architect:	CBT Architects
Engineer:	Buro Happold for Masterplan
Sustainability / LEED:	VVS Architects & Consultants
Permitting:	VHB
Construction Management:	Suffolk / H.J. Russell

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Lab / Office / R&D / manufacturing
List the First Floor Uses:	Lab / Office / R&D / manufacturing / Supporting Uses
List any Critical Site Infrastructure and or Building Uses:	

Site and Building:

Site Area:	Site A: 2.6 acres (113,256 sf) @ 371 D Street Site B: 1.7 acres (74,052 sf) @ 351 D Street Site C: 1.9 acres (82,764 sf) @ 410-520 E Street	Building Area:	Building A: 200,000sf Building B: 66,000sf Building B2: TBD Building C: 350,000sf
Building Height:		Building Height:	Building A: 70' tall Building B: 55' tall Building B2: 18' tall

Existing Site Elevation - Low:	TBD	Existing Site Elevation - High:	TBD
Proposed Site Elevation - Low:	TBD	Proposed Site Elevation - High:	TBD
Proposed First Floor Elevation:	20.5	Below grade levels:	2

Article 37 Green Building:

LEED Version - Rating System:	v4 + v4.1 Beta	LEED Certification:	Yes
Proposed LEED rating:	Gold and Platinum	Proposed LEED point score:	65 Pts for Gold, 80 for Platinum

Building Envelope

When reporting R values, differentiate between R discontinuous and R continuous. For example, use "R13" to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	R-58 (R)	Exposed Floor:	R-22.5(R)
Foundation Wall:	R-8.4(R)	Slab Edge (at or below grade):	F-0.54
Vertical Above-grade Assemblies (%s are of total vertical area and together should total 100%):		Wall & Spandrel Assembly Value:	U-0.12(U)
Area of Opaque Curtain Wall & Spandrel Assembly:	TBD(%)	Wall Value:	R-25(R)
Area of Framed & Insulated / Standard Wall:	TBD(%)	Window Glazing Assembly Value:	U-0.25(U)
Area of Vision Window:	TBD%	Window Glazing SHGC:	0.25(SHGC)
Area of Doors:	TBD%	Door Assembly Value:	U-0.55(U)

Energy Loads and Performance

For this filing - describe how energy loads & performance were determined	TBD		
Annual Electric:	TBD	Peak Electric:	TBD
Annual Heating:	TBD	Peak Heating:	TBD
Annual Cooling:	(Tons/hr)	Peak Cooling:	TBD
Energy Use - Below ASHRAE 90.1 - 2013:	35%	Have the local utilities reviewed the building energy performance?:	will be reviewed
Energy Use - Below Mass. Code:	15% beyond 90.1-2019 PRM	Energy Use Intensity:	TBD

Back-up / Emergency Power System

Electrical Generation Output:	TBD (kW)	Number of Power Units:	1
System Type:	(kW)	Fuel Source:	

Emergency and Critical System Loads (in the event of a service interruption)

Electric:	TBD (kW)	Heating:	TBD (MMbtu/hr)
		Cooling:	None (Tons/hr)

B - Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing GHG emissions is critical to avoiding more extreme climate change conditions. To achieve the City's goal of carbon neutrality by 2050 new buildings performance will need to progressively improve to net carbon zero and positive.

B.1 - GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:	TBD (Tons)
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For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

Sustainability will be a part of the project since early phases. The sustainability consultant has been engaged early in the project planning / concept phase. The client and design team will organize a sustainability kick off charrette during which various sustainability strategies, goals and certification options will be discussed. Building energy performance will be evaluated through building energy modeling, which will also be used to document GHG emissions from the baseline case of a code-compliant building.

Describe building specific passive energy efficiency measures including orientation, massing, envelop, and systems:

Key passive energy efficiency measures include the use of thermally broken curtain wall with passive house detailing, reduced infiltration rate and low-e glass. Vision glazing area will be carefully analyzed to balance daylighting with energy efficiency. South, east and west facades may include exterior architectural shading elements and/or exterior shading system to reduce glare and solar heat gain. The predominant south facades will reduce the percentage of vision glazing to reduce heat gain from solar exposure throughout the day.

Describe building specific active energy efficiency measures including equipment, controls, fixtures, and systems:

An all-electric district system will support high performance equipment throughout the campus. Buildings will include use of dedicated outdoor air system with heat recovery, with modular water-to-water heat pumps to generate heating hot water and chilled water. The building will have a full Energy Management and Control System (EMCS). An optimized glycol loop will provide exhaust air energy recovery for lab spaces.

Reduced Lighting Power Density will be provided in the common spaces and will be required for all tenants. Enhanced daylighting controls will be integrated. Domestic hot water may be provided in central heat pump water heaters or point of use water heaters.

Describe building specific load reduction strategies including on-site renewable, clean, and energy storage systems:

The Project will include on site PV panel installation on building roofs. The project intends to incorporate large scale battery storage to support demand response systems and emergency backup.

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

The project will include a 100% all-electric central utility plant with cooling towers and air-source heat pumps to be the heat source/sink for the buildings. Geothermal is being considered and will be the primary heat source/sink if implemented

Describe any energy efficiency assistance or support provided or to be provided to the project:

The Project team will contact MassSave and other agencies to research available incentives.

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

It is anticipated that all feasible approaches to reducing Day 1 carbon emissions will be incorporated. Equipment may be swapped out when it reaches end of life for newer technologies as they become available.

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2° F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

C.1 - Extreme Heat - Design Conditions

Temperature Range - Low:	7 Deg.	Temperature Range - High:	91 Deg.
Annual Heating Degree Days:	5621	Annual Cooling Degree Days:	2938
What Extreme Heat Event characteristics will be / have been used for project planning			
Days - Above 90°:	60	Days - Above 100°:	30
Number of Heatwaves / Year:	6	Average Duration of Heatwave (Days):	5

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

Site parking will be placed underground or under the building. The roof will meet characteristics of a cool roof and any amenity decks will be light colored. Green roofs will be located where feasible. The pavement around the project will be light-colored with SRI>33. Wherever possible on the site, the project will plant native landscaping. Site trees will provide shade to cool ambient site temperatures.

C.2 - Extreme Heat - Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

Reduced lighting and improved envelope will reduce cooling loads during heatwaves. Further load reduction could be obtained through energy storage and/or participation in a demand response program.

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

The masterplan will be equipped with all necessary life safety equipment. The project intends to incorporate large scale battery storage, but will have additional generator systems where necessary.

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 - Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm: 6 in.

Describe all building and site measures for reducing storm water run-off:

Stormwater infrastructure will meet the Boston Water and Sewer and BPDA requirements to retain the first 1.25 inch of stormwater onsite. The site will maximize greenscape and will reduce the amount of impervious surface onsite, which will reduce the rate and volume of stormwater runoff. The project will install rainwater infrastructure to collect rooftop rainwater.

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

Storm water recharge (per above) and greening of the site through new landscaping and vegetation.

E - Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SFHA? Yes What Zone: AE Current FEMA SFHA Zone Base Flood Elevation: 19.5 Ft BCB

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site. Yes

If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

E.1 - Sea Level Rise and Storms - Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online BPDA SLR-FHA Mapping Tool to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Table with 2 columns: Elevation/Designation and Value. Rows include Sea Level Rise - Base Flood Elevation (19.5 Ft BCB), Sea Level Rise - Design Flood Elevation (20.6), Site Elevations at Building (TBD), First Floor Elevation (20.5), and Accessible Route Elevation (20.5).

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

Ground floor elevation will be placed at SLR DFE of approximately 20.5 BCB. Entrances to below-grade garage, loading areas, may be below SLR DFE and will be protected with integrated deployable flood barriers.

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

The buildings will be equipped with rooftop emergency generators to protect critical systems and processes and provide support in emergency situations.

Describe any strategies that would support rapid recovery after a weather event:

Permeable paving will be deployed over the site to help deal effectively with stormwater inundation. The combination of raised ground level, further raised critical systems, and floodproofing measures means that the building will be able to return to normal use quickly after a flooding event.

E.2 - Sea Level Rise and Storms - Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

The project is being elevated above current ground level, 1' above the site's SLR BFE. This can reasonably be expected to protect the site from 1% annual chance flood events through the 2070s.

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

The level of dry floodproofing measures could be raised should it become necessary in the future.

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

For questions or comments about this checklist or Climate Change best practices, please contact: John.Dalzell@boston.gov

B3.
PARKING DESIGN
SCENARIO

B3. PROPOSED PARKING SCENARIO DESIGN

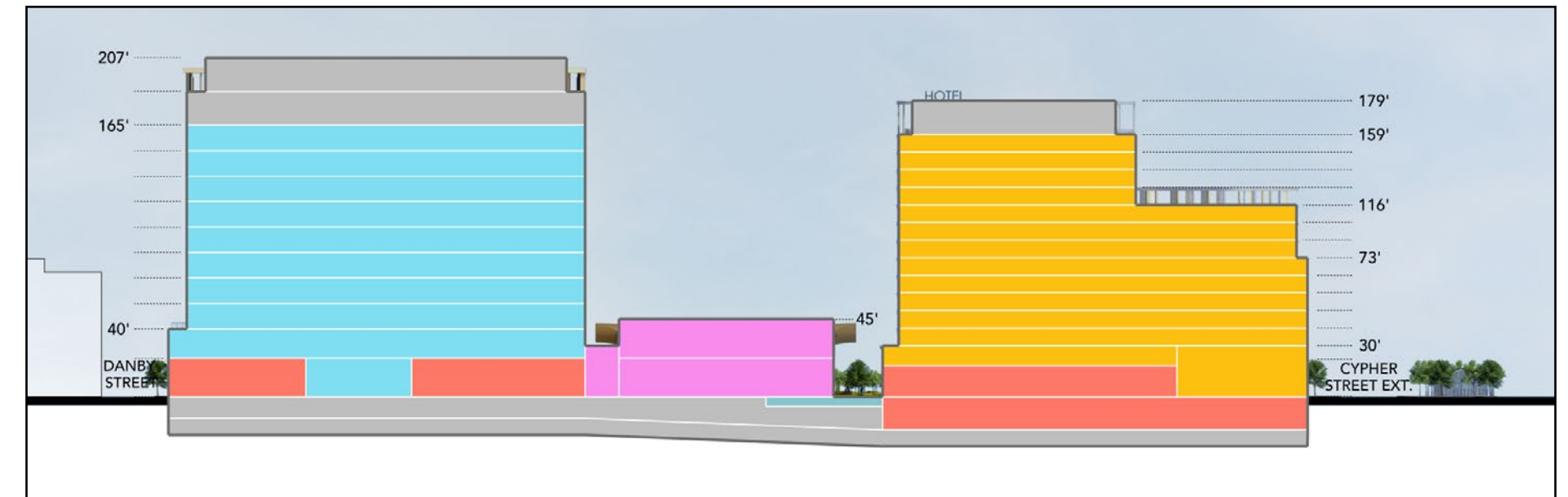
AUTOMOBILE PARKING

The development provides a four hundred ninety-five (495)-space, two-level, below-grade parking garage beneath Site A/B and a four hundred seventy (470)-space, three-level, below-grade parking garage beneath Site C. With a total of nine hundred sixty-five (965) parking spaces, these two garage facilities provide all the required spaces discussed in the MCCA's RFP. By placing all of parking underground, the site's hardscape areas will be minimized, while allowing a large central area on Sites A and B to become public green space. Overall, below-grade parking improves site permeability which in turn reduces stormwater runoff.

BICYCLE PARKING

Both Building A and C will have indoor/protected bike parking that aligns with the City of Boston's bike parking guidelines. The buildings on Sites A & B will have a combination of indoor and outdoor bike parking to accommodate the retail, grocer, and hotel uses.

Additionally the 1,200-square-foot transit hub/BLUEBike station building—the **B2 Hub**—along Cypher Street to further advocate for multi-modal transportation options, including bike commuters.



**B4.
SIGNATURE GREEN
SPACE PLAN**

B4. SIGNATURE GREEN SPACE PLAN

D Street Park—a new neighborhood park that will bring together residents of South Boston and the Seaport, workers from the surrounding commercial buildings, Convention Center users, and City visitors. D Street Park will complement the character and uses of The Lawn on D, and appeal to the widest range of users throughout the day and through the seasons. While The Lawn on D is a creative frame that can accommodate a huge range of active program, D Street Park will be more traditional and public in character, with richly layered seasonal plantings, rolling lawns, and a significant playground.

D Street Park will be a landmark and connector between South Boston and the Seaport. With over one acre of public space fronting on D Street, the park is highly visible and universally accessible to everyone; broad curved walkways with clear sightlines invite people into the space from the D Street sidewalk at all hours. The orientation towards D Street and the stepping-down of building heights towards the South Boston neighborhood ensures that the space has plenty of sun. The park program takes advantage of changing light conditions throughout the day and seasons, particularly important for the large event lawn, which requires most sun for healthy lawn growth.

The park is activated by the wide variety of ground floor uses in the surrounding buildings and will, in-turn, support the activities of those buildings. From tech-hub/library events spilling out onto the event lawn and the outdoor reading circle, to the supermarket customers and office workers eating a sandwich at the picnic tables overlooking the playground. Cafés and restaurants extend the vibrant atmosphere into the evening, particularly in the fountain plaza—creatively illuminated at night.

An over 10,000sf event Lawn is protected from the sounds of D Street by its sloped bowl shape creating an intimate feeling in front of the tech-hub/library. The lawn will be able to host small concerts and events for a few hundred people, with space for a stage in the plaza in front of the tech-hub/library. Perhaps small children will enjoy sledding on the slopes in winter too.

A series of play areas of over 15,000sf appeal to a variety of ages and offer many modes of play, whether imaginative, cooperative, physical, or exploratory. The play areas are woven into a richly planted landscape with a wide range of native tree, shrub and herbaceous species selected for their wildlife value and seasonal interest.

Conveniently located next to the supermarket entrance and hotel lobby, the fountain plaza is a place for people to relax in a shaded tree grove, with the sound of the fountains animating and cooling the space on a hot summer’s day. Picnic tables and movable tables and chairs create an urbane atmosphere where people can mingle

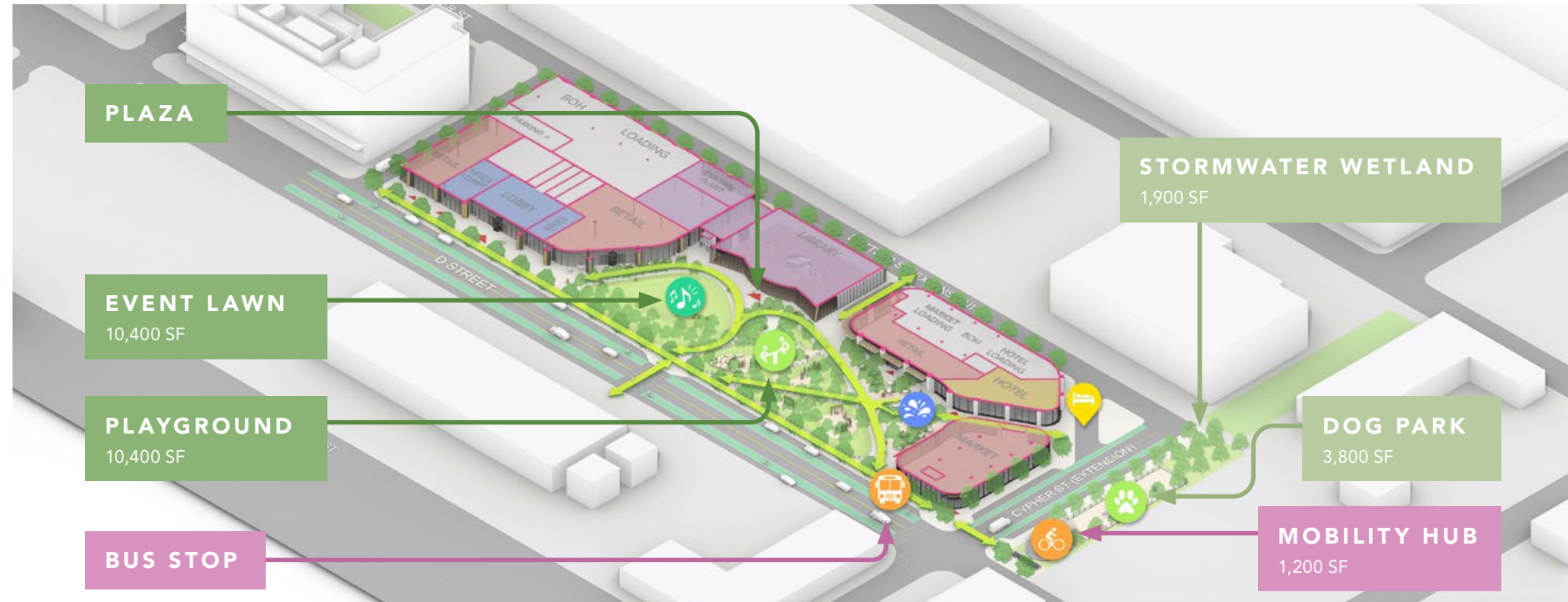


B4. SIGNATURE GREEN SPACE PLAN

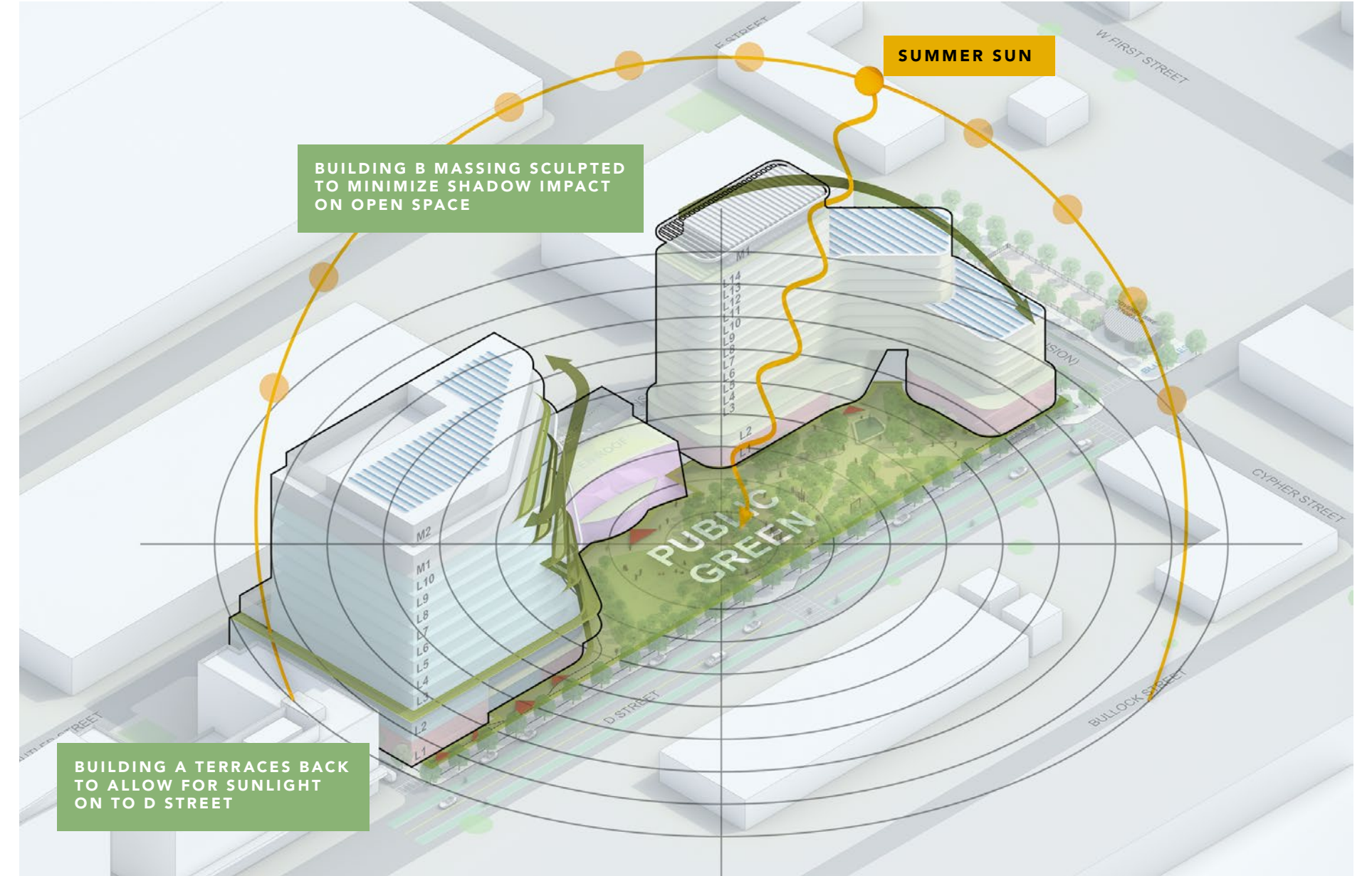
and enjoy each other's company throughout the day, especially in the evening when food and drink will be a major draw.

To the south of Cypher Street, closest to the neighborhood, an almost 4,000sf off-leash dog park serves the residents of South Boston and the Seaport. An almost 2,000sf wetland filters and cleans stormwater from the project, while providing a rich habitat value through carefully selected, native trees, shrubs and herbaceous plantings. On the other side of the dog park and across the street from a new city bus stop, a 1,200sf Bike Center includes a bike repair facility, plenty of bike parking and a BLUEbike station, further promoting multi-modal transport.

The landscaping of this development will contribute to the Project's LEED commitments while also pursuing its own Sustainable SITES Platinum certification.



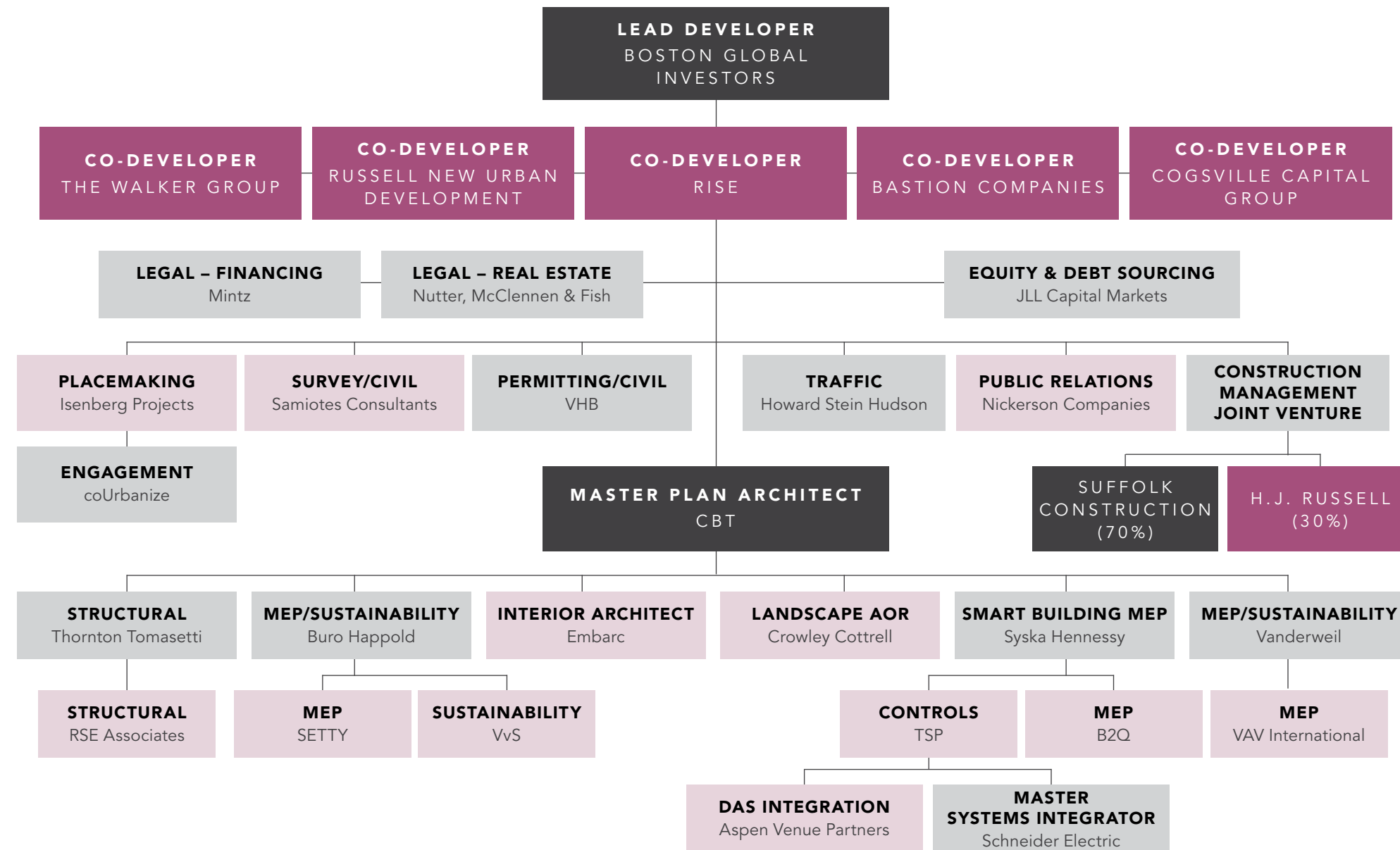
B4. SIGNATURE GREEN SPACE PLAN



B4. SIGNATURE GREEN SPACE PLAN



**ADDENDUM
PROJECT
CONSULTANT TEAM**



BURO HAPPOLD

SUSTAINABILITY MASTER PLAN & MEP/FP ENGINEER

BUILDING A

FIRM PROFILE

The firm's science and technology portfolio includes over 16 million ft² of commercial lab/office development throughout the US. Our Boston office represents our science and technology practice hub of excellence and has designed over 11 million ft² of lab/office in Cambridge, Somerville, and the Boston Seaport, including numerous all-electric and zero carbon ready buildings currently in design. The firm has also undertaken master planning for numerous growing research hubs around the world—including Kendall Square's Volpe Redevelopment site—and laboratory projects for top academic institutions, including the University of Pennsylvania, Brown, Princeton, and Carnegie Mellon.

RELEVANT EXPERIENCE

A leader in laboratory and commercial design, Buro Happold's Boston office is once again working with MITIMCo on their expansive Volpe development in Kendall Square. As apart of the eight-structure development C1 and C2 are two of the four commercial and laboratory towers for the site. Totaling over 1,000,000 ft² across 36 floors, the all-electric towers will provide more retail opportunities for Cambridge while further enticing cutting edge science and technology companies to the area.



CO-PROJECT PRINCIPAL
JOHN SWIFT, PE CEM LEED AP® BD+C

Education

Bachelor of Science, Industrial Economics and Mechanical Engineering, Union College, 1986

Relevant Experience

Kendall Square, Volpe Development
| Cambridge, MA

200 Main Street | Cambridge, MA

Seaport Commercial Lab/Office
Projects | Boston, MA

Brickbottom Life Sciences District | Somerville, MA

John Swift, a partner and Buro Happold's Global Healthcare, Science & Technology leader, has more than 25 years of experience in high performance building systems engineering design. He has extensive experience in the design and construction of numerous commercial lab/office, research, and academic facilities that require effective infrastructure, reliable support of research and the optimization of occupant health, safety and comfort, while minimizing energy and water usage.

SETTY & ASSOCIATES INTERNATIONAL (MBE)

MEP/FP ENGINEERS

BUILDING A

FIRM PROFILE

SETTY's mission is to deliver high-performing buildings by creating sustainable, energy-efficient designs. Our experienced staff of Registered Professional Engineers, Certified Commissioning Agents, Certified Energy Managers, LEED Accredited Professionals, WELL Accredited Professionals, Certified Peer Reviewers, and Certified Construction Managers are driven by a fundamental concern for our clients. Responsiveness to client needs is a principle practiced throughout the firm, and we are committed to timely coordination of efforts even on a moment's notice, acting as an extension of the owner's property development staff.

SETTY has experience with many types of facilities and systems, including new construction, renovations, rehabilitation, and adaptive reuse. Specifically, we have extensive experience providing MEP/FP systems engineering assessment/design, planning, and commissioning services for the new construction and renovation of a wide range of facilities, including laboratories, hospitals/clinics, critical climate facilities, K-12 schools, colleges and university facilities, office space for both private and government clients, stadiums, and community facilities.

Additionally, SETTY is a Minority Business Enterprise (MBE) certified by the Commonwealth of Massachusetts (SDO) and City of Boston.

RELEVANT EXPERIENCE

Washington Wizards Training Facility | Washington, DC

Bryant Street Buildings 1A-1B and 5B Mixed Use | Washington, DC

Southwest Waterfront, Master Utility Planning and Design | Washington, DC

The Yards Parcel L - Mixed Use | Washington, DC

One Veterans, Silver Spring Town Square Community Center | Silver Spring, MD

Port Covington Mixed Use | Baltimore, MD

Centro Arlington Mixed Use | Arlington, VA

Congress Heights Metro Mixed Use | Washington, DC

Maryland Stadium Authority (MSA) - M&T Bank Stadium Development | Baltimore, MD

Massachusetts Institute of Technology Investment Management Company (MITIMCo) - Volpe Below Grade Parking | Cambridge, MA

USDA ARTC, New Laboratory/Office and Headhouse/Greenhouse Construction | Salinas, CA

Tower C2 | Cambridge, MA

MITIMCo - Volpe Pavilions | Cambridge, MA



PRESIDENT & PRINCIPAL
RAJ SETTY
P.E., CXA, LEED AP

Education

BS, Mechanical Engineering, University of California, Davis, 1992

Relevant Experience

Southwest Waterfront, Master Utility Planning & Design | Washington, DC

Washington Wizards Training Facility | Washington, DC

Port Covington Mixed Use | Baltimore, MD

USDA ARTC, New Laboratory/Office and Headhouse/Greenhouse Construction | Salinas, CA

Seabury Connector Warehouse Design | Washington, DC

Mr. Setty is a highly experienced professional engineer with over 30 years of expertise in the Architecture/Engineering field. As a registered Professional Engineer, LEED Accredited Professional, ACG Certified Commissioning Authority, and ICC Commercial Energy Inspector, Mr. Setty's certifications underscore his commitment to advancing sustainable practices in the industry.

VANDERWEIL ENGINEERS

MEP/FP ENGINEERS

BUILDING B

FIRM PROFILE

Vanderweil Engineers is a leading MEP/FP engineering and sustainability consulting firm with a 70+ year legacy—one that is founded on designing the building infrastructure and district utility systems that drive many of Boston's largest developments. Vanderweil is headquartered on Summer Street in South Boston, which is located just steps from the D and E Street properties. Its team of 450 professionals brings deep familiarity with City building codes, AHJs, and evolving sustainability standards such as BERDO 2.0, allowing it to provide valuable guidance to its owner, developer, and design partners.



RELEVANT EXPERIENCE

Hospitality Highlights

Vanderweil has engineered 10,000+ keys over the past 10 years alone.

The Envoy Hotel Boston | Boston, MA
New hotel consisting of 134 keys; six stories / 100,000 sf.

YOTEL Boston Seaport | Boston, MA
12-story, 125,000 sf hotel with 325 keys.

Core & Shell Lab Highlights

Vanderweil has gained 50,000,000+ sf of lab experience since 2005.

176 Lincoln Street STEAM Factory | Boston, MA
Two lab / office buildings totaling 1,333,000 sf.

125 & 150 Cambridge Park Drive | Cambridge, MA
510,000 sf of core-and-shell lab space between two properties.

South Boston Highlights

Vanderweil has been based in South Boston for more than 30 years, delivering tens of millions of sf of projects.

Boston Convention & Event Center | Boston, MA
2,500,000 sf development of the landmark facility.

AEW Seaport East Office Tower | Boston, MA
76,000 sf office fit-out in the Seaport Lane office tower.

Parcel H Office/Retail & Chapel | Boston, MA
26,000 sf between two buildings.



PRINCIPAL-IN-CHARGE / PROJECT MANAGER
ALFONSO HERNANDEZ

Education

B.S., Mechanical Engineering,
Wentworth Institute, 1986

Relevant Experience

Boston Global Investors, Seaport
Square | Boston, MA

Boston Global Investors, Parcel J Yotel | Boston, MA

RISE, Sullivan Square Redevelopment | Boston, MA

Colliers, Parcel A Envoy Hotel | Boston, MA

MITIMCo, 165 Main Street | Cambridge, MA

Longfellow, 150 Cambridge Park
Dr. | Cambridge, MA

For more than 35 years, Alfonso has had close involvement with many of Boston's most high-profile developments. Leading multi-disciplinary teams of engineers, he emphasizes high standards for occupant safety, energy efficiency, reliability, and quality.

VAV (M/WBE)

MEP/FP ENGINEERS

BUILDING B

FIRM PROFILE

Established in 1984, VAV International provides with mechanical, plumbing, and fire protection engineering services. The firm has designed building systems for public and private sector projects alike, including in the areas of biotech, pharmaceutical, laboratories, and central plants. We are Commonwealth of Massachusetts SDO certified MBE firm.



RELEVANT EXPERIENCE

232 A-Street, a new 400,000 SF Class-A Life

Science Lab building | Boston, MA

6 Elkins Street, a new 100,000 SF Class-A
Life Science Lab building | Boston, MA

10 Corporate Drive, a new 110,000 SF Life
Science Lab Building | Burlington, MA

4 Burlington Woods, a 25,000 SF Life Science
Lab tenant build out | Burlington, MA

Abi Lab II, a new 60,000 SF Spec Lab | Natick, MA

Abi Lab III, a new 30,000 SF Spec Labs | Natick, MA

RepliGen. Existing Lab renovations |
Waltham & Marlborough, MA

Edwards High Vacuum, a 120,000 SF R&D and
pilot production facility | Chelmsford, MA

Idexx- Histology, Microbiology Lab, Mass
Spec renovations | North Grafton, MA



PRINCIPAL
SEMOON OH
PE

Education

Bachelor of Architectural Engineering,
Pennsylvania State University, 1978

Relevant Experience

Semoon has over 45 years of experience in mechanical, plumbing and fire protection engineering for Labs, higher-education, clean rooms, combined heat & power plants, secondary education, athletics, hospitals, libraries, dining, performing arts, student housing, and central plants. His experience spans in private and public sectors, as well as new and retrofits.

As a president of VAV since its founding in 1984, Semoon is responsible for quality control and all conceptual design work to integrate his 45 years of experience.

SYSKA HENNESSY GROUP

MEP/FP/ LOW VOLTAGE & SMART BUILDING MASTER PLAN MSI

BUILDING C

FIRM PROFILE

At Syska Hennessy Group, we create exceptional environments. We do this by focusing our high performance engineering, consulting and commissioning services on our clients' business practices and challenges, creating projects that position them for success.

Drawing on 90 years of engineering experience, we have helped to shape the skyline in cities around the world. Creating building systems in some of the most iconic and technically-advanced buildings has taught us to balance a truly global perspective on best practices with a very clear focus on our clients and their specific needs.

Key to our success is our ability to collaborate and communicate with all project team members. Collaboration is a part of Syska's DNA and is exhibited in the variety of delivery models we embrace: traditional, design assist, design-build and public private partnerships all bring us to the table in creative and significant ways.

RELEVANT EXPERIENCE

One Alewife Center (MEP, FP, Low Voltage, CT) | Cambridge, MA

Amgen - Long Range Planned Maintenance Program (MEP, Sustainability) | Cambridge, MA

Terumo Fisher Scientific - Project Safe (MEP, FP, Low Voltage, Architectural Lighting) | Greenville, NC

Confidential Lab Client - Core and Shell (MEP) | San Francisco, CA

Confidential Client - Core and Shell, (MEP, FP, Low Voltage, Smart Building/ Campus Master Plan) | Dallas, TX

Confidential Medical Laboratory – Campus Infrastructure Master Plan and Critical Upgrades (MEP) | San Juan Capistrano, CA

Lotte World Tower (MEP, FP, BMS, Low Voltage, Sustainability, Smart Buildings) | Seoul, South Korea

ImClone Systems Incorporated, New Research Facility (MEP, FP) | New York, NY

Honeywell Charlotte Headquarters (MEP, FP, Low Voltage, Smart Building) | Charlotte, NC

JPMC Legacy West (MEP, FP, BMS, Low Voltage, Sustainability, Smart Campus) | Plano, Texas



PRINCIPAL-IN-CHARGE
ANDREW KRENNING
SMARTSCORE AP

Education

B.S., Mechanical Engineering Technology, Education, Northeastern University

Relevant Experience

One Alewife Center Core and Shell (MEP,FP,

Low Voltage, CT) | Cambridge, MA

Confidential Client, Core and Shell

(MEP, FP, Low Voltage, Smart Building/

Campus Master Plan) | Dallas, TX

610 Main St Lab Core and Shell | Cambridge, MA

Broad Institute 75 Ames St New

Research Tower | Cambridge, MA

Andrew is an innovative engineer on a mission to reshape the future through sustainable solutions and smart building design. With a passion for both technology and the environment, he has cultivated a career that bridges the gap between innovation and sustainability. He nurtured a professional journey that stretches beyond technical prowess to concentrate both himself and his team on cultivating a culture of collaboration and development where they are not just building structures but creating a more sustainable future.

B2Q (WBE)

MEP/FP ENGINEERS

BUILDING C

FIRM PROFILE

B2Q, founded in 2002, is a professional MEP engineering services firm and is certified as a WBE in the state of MA. Our expertise is valued in more comprehensive and complex buildings, including utility infrastructure for labs, research, manufacturing, and central utilities. Our work in lab buildings includes new construction design as well as upgrading and recommissioning existing labs to make them energy efficient, safe, and effective. All of our planning and design work considers options to improve energy efficiency, sustainability, and most recently fully decarbonized HVAC systems.

We are team oriented, collaborative, and our hands on experience in engineering, construction, and commissioning makes us better design engineers. We engage in our work from the Owners perspective, respecting the Owners Project Requirements, including budget, schedule, technical, and operational needs.

FIRM AREAS OF EXPERTISE

MEP Design, Planning, Project Management, Laboratory/Healthcare Design, Central Plant Design, Industrial/Manufacturing Design, Energy Efficiency/Electrification, Existing Building Re-Commissioning.

RELEVANT EXPERIENCE

Massachusetts Institute of Technology, Cambridge, MA
Volpe C3 Mixed-Use Laboratory Design (450,000 sq ft)
B2Q, as a subconsultant to BR+A, engineered the 6-story mixed-use building, featuring retail space and flexible labs/offices. B2Q designed central plants, heat pump system, and fourth-floor amenities.

Wellesley College, Wellesley, MA
Central Utility Plant Upgrades Design
Prime designer leading team responsible for phased renovation with new engines, chilled water plant, steam boiler, ice storage, and SCADA controls for the existing Central Utility Plant.

Harvard University, Cambridge, MA
Enterprise Research Campus Laboratory Design (1,140,000 sq ft)
B2Q, as a subconsultant to BR+A, served as the mechanical engineer for an 11-story lab/office building. B2Q designed first floor systems, central HVAC systems, and interconnections between towers.

Colgate University, Hamilton, NY
Lab Renovation and Mechanical Infrastructure Upgrades
Prime designer leading team for lab renovation including 2nd-floor overhaul and replacement of central air handling and hydronic systems in the chemistry lab building.

Organogenesis, Canton, MA
Laboratory and Mechanical Infrastructure Upgrades
Prime designer leading team for design and replacement of HVAC system for R&D labs and clean rooms, executed over a single weekend shutdown for minimal disruption.

Vertex Pharmaceuticals, Boston, MA
Compressed Air Cooling System Upgrade Design
Conducted detailed analysis to address high temperature faults, designed new heat exchanger and pumping system to stabilize chilled water flow during chiller staging.



SR. MECHANICAL ENGINEER
JOSEPH BOISVERT
PE, LEED GREEN ASSOCIATE

Education

M.S. Engineering Management, UMass Amherst

B.S. Mechanical Engineering, UMass Amherst

Relevant Experience

Colgate University, Hamilton, NY

Lab Renovation and Mechanical

Infrastructure Upgrades

Organogenesis, Canton, MA

Laboratory and Mechanical Infrastructure Upgrades

MIT Cambridge, MA

Volpe C3 Mixed-Use Laboratory Design

Harvard University, Cambridge, MA

Enterprise Research Campus Laboratory Design

University of Rhode Island, Kingston, RI

Pharmaceutical Development

Institute Improvements Design

Joseph Boisvert is a mechanical engineer with over ten years of experience, serving B2Q as both a project manager and as a design engineer. He has completed dozens of mechanical system designs, evaluations, energy efficiency studies, and retro-commissioning studies. He has also managed several of the firm's largest mechanical-led design projects within precision manufacturing, commercial, laboratory, and higher education facilities.

THORNTON TOMASETTI

STRUCTURAL ENGINEERING

FIRM PROFILE

Thornton Tomasetti is an international firm of 1,500+ problem solvers combining expertise from a range of disciplines to create lasting solutions for complex challenges. Our Boston office has contributed to the design of millions of square feet of construction in New England and throughout the world, completing a varied portfolio of projects. We're leaders in embodied carbon reduction and developing tools that help our clients design optimal building structures for mixed programming. Our commitment to sustainability and innovation drives us to build a better, more resilient future.

70+

Years in business

30%

of employees are women

10M+

SF lab space in Greater Boston

37%

of US employees are of nonwhite ethnicity or race

RELEVANT EXPERIENCE

Projects with BGI include an ongoing project for the 10 World Trade Center as well as other projects in Boston and around the world. We have partnered with CBT on several projects in Massachusetts, including Fidelity Investment Global Headquarter, MFA American Wing and higher education projects.

Additionally, our Boston office of 50+ engineers has contributed to the design of millions of square feet of construction in New England – completing a varied portfolio of projects for developers, private institutions and governmental authorities. We are helping to incorporate carbon neutrality standards into Article 37, the city's zoning policy, which requires all private developments over a certain size to achieve carbon neutrality. We also spearheaded a collaborative effort to create a new Carbon Neutral Building Assessment Tool, a publicly available calculator that allows project teams to evaluate the zero-carbon potential of their buildings. We will bring all of this understanding to help the Massachusetts Convention Center Authority team to meet the City of Boston's goals.



PRINCIPAL
HAN XU, P.E.,
LICENSED PROFESSIONAL ENGINEER
MA, ME, CT, NH, NJ, RI, VT AND NY

Education

M.S., Civil Engineering, University of Maine, 2001

B.S., Civil Engineering, Nanchang University, 1996

Relevant Experience

10 World Trade | Boston, MA

Confidential Mixed-use Laboratory Building | Cambridge, MA

420 Rutherford Avenue | Charlestown, MA

Commonwealth Pier Revitalization, Seaport World Trade Center | Boston, MA

Boston University, Rajen Kilachand CILSE | Boston, MA

Benjamin Franklin Institute of Technology Redevelopment, Assisted Senior Living | Boston, MA

Han joined Thornton Tomasetti in 2005 and leads the structural design for a variety of building types, including commercial, life science and cultural structures.

RSE (MBE)

STRUCTURAL ENGINEER

FIRM PROFILE

RSE Associates, Inc. was established in 2001 and has since expanded into a national firm with offices across the United States. RSE has successfully completed award winning projects throughout America, Europe and Asia. Our principals and engineers have extensive experience in complex and demanding projects. We provide the technical ability of a large international firm with the personal service of a small firm.

Engineering design is carried out using state-of-the art computer software. We have extensive experience in delivering projects with Building Information Modeling (BIM) requirements, fully integrating the building structure with the overall building information models. Design innovations will be balanced with practical considerations. RSE Associates is an MBE Partner.

RELEVANT EXPERIENCE

Zero Greenway-Parcel 25 | Boston, MA

One Congress St | Boston, MA

UMass Chan Medical School (NERB) | Worcester, MA

495 Dot Avenue | Dorchester, MA

JJ Carroll - 2 Life Communities | Boston, MA

Mildred Hailey Development | Boston, MA

Medford Public Library | Medford, MA

MassBay Community College Health Center | Framingham, MA

Gerald Lucey Building- MA DUA | Brockton, MA

Lowell Justice Center | Lowell, MA



PRINCIPAL
JENNIFER MCCLAIN
PE: MA, CT, FL, GA, ID, IA, MO, NH, NC, NJ, OH, PA, RI, SD, TN, UT, WI, WY, DC

Education

MS Structural Engineering, Tufts University, 1996

BS, Civil Engineering, MIT, 1993

Relevant Experience

3368 Washington St | Jamaica Plain, MA

Easton Public Library | Easton, MA

2147 Washington St | Boston, MA

Ruane Judicial Center and Law Library | Salem, MA

UMass Chan Medical School (NERB) | Worcester, MA

Jennifer McClain is a structural engineer with over 26 years of experience in all phases of project development. She has done design work in concrete, steel, timber and masonry.

Jennifer joined RSE Associates in 2005. She has been responsible for a range of projects including renovations and new construction of research facilities, passive house projects, residences, office buildings, and university facilities. Jennifer is a former director on the board of Structural Engineers Association of Massachusetts.

HALEY & ALDRICH

GEO-TECHNICAL ENGINEERING &
ENVIRONMENTAL CONSULTANT

FIRM PROFILE

Haley & Aldrich's real estate development consultants are prepared for unexpected challenges that can arise. From conceptual design to construction, our consultants apply proven, innovative processes and technology to help our clients achieve successful outcomes — no matter the size or complexity of the project.

We have more than 60 years of relevant experience working in South Boston including a broad range of experience with lab buildings and deep underground parking garages. We understand the subsurface and underground engineering challenges in the area and have valuable insight into area-wide geotechnical and environmental conditions that will allow us to develop practical and workable underground engineering solutions.

As an organization, we foster a culture of diversity, equity, and inclusion that reflects the communities we serve. We are committed to our own staff diversity, with more than 40 percent women and 17 percent minorities. Female leadership is evident on our senior management team and board of directors and is a key component that we commit to carrying through with our proposed key personnel, subcontractors, and vendors.

Haley & Aldrich will utilize Geologic, a WBE company, for all of this project's test boring needs.

RELEVANT EXPERIENCE

Select Projects in South Boston

Boston Exhibit and Convention Center (BCEC)

D Street Hotels (A Loft and Element)

Seaport Square (multiple parcels)

Channel Center

Commonwealth Pier Revitalization

2 Harbor Street Lab building

Manulife Financial Building

Envoy Hotel

315 on A Residential Tower

Projects with BGI

10 World Trade, 401 Congress Street, South Boston

Seaport Square (55 Seaport Boulevard, Yotel, Q Park, District Hall, Seaport Common, One Seaport, Echelon, Our Lady of Good Voyage Church)

One Lincoln Street (State Street Financial Center)

Large Mixed-Use Developments

Cambridge Crossing

Fenway Center

Air Rights Parcel 12



PRINCIPAL CONSULTANT
MARYA GORCZYCA
P.E. (MA)

Education

B.S., M.S. Civil Engineering,
University of New Hampshire

Relevant Experience

10 World Trade, South Boston

Seaport Square (multiple parcels), South Boston

D Street Hotels (Element and Aloft), South Boston

Seaport Circle (Massport Parcel H), South Boston

Air Rights Parcel 12, Boston

With over 30 years of leadership experience, Marya delivers tangible and desired outcomes for her clients through collaboration with owners, architects, structural engineers, and construction managers to resolve underground engineering challenges. She understands how subsurface conditions impact the design and cost of construction and helps reduce cost and risk. Marya leads teams delivering integrated geotechnical and environmental services from due diligence through construction on projects in the City of Boston.

VvS ARCHITECTS & CONSULTANTS (WBE)

SUSTAINABILITY AND ENERGY MODELING

FIRM PROFILE

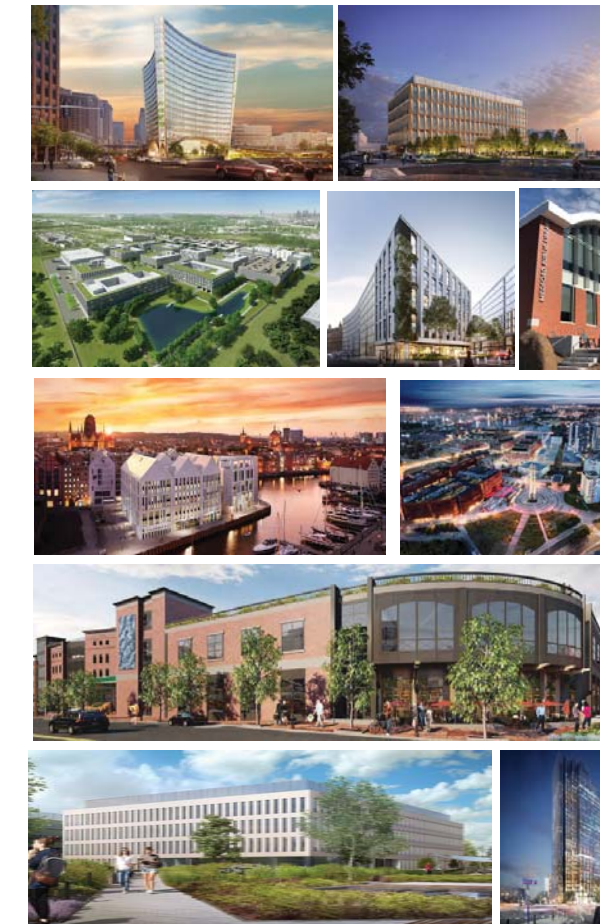
VvS | Architects & Consultants is a boutique firm offering sustainability consulting services including certification project management and documentation preparation, design and construction team "coaching", energy modelling, LCA – life cycle analysis, low carbon and zero energy design, commissioning assistance for LEED, climate change/resiliency and ESG reporting.

We have working experience on 90+ LEED/WELL/Fitwel/SITES/BREEAM/Passive House projects in the USA and abroad, totalling over 13,000,000sf, including the following building types: university, school, office, library, laboratory, manufacturing facility, testing/research facility, hotel, conference center, sports complex, retail/bank interior, corporate interior, warehouse, city hall,

internal revenue service, multifamily residential, waterfront redevelopment and master site planning. Our Clients include Fortune 500 companies, real estate developers, architects, public entities and private sector companies.

VvS | Architects & Consultants is a LEED Proven Provider BD+C and a certified WBE (woman owned business).

RELEVANT EXPERIENCE



PRINCIPAL
AGNES VORBRODT, PH.D. , NCARB
LEED AP, WELL AP, FITWEL AMB. CBCP,
BECXP, CxA+BE

Education

PhD, Arch., Silesian University of Technology, 2021

ALM, Environmental Mgt., Harvard University, 2007

MBA, University of Massachusetts, 2005

MArch, Silesian University of Technology, 2002

Relevant Experience (Pictured)

10 WORLD TRADE | Boston, MA | Target: LEED Gold, WELL Gold, SITES Gold; 2 HARBOR | Boston, MA | Target: LEED Platinum, WELL Gold; POLECZKI PARK | International | LEED, master site development; Hotel Mercure | International | LEED Platinum; MEDFORD PUBLIC LIBRARY | Medford, MA | LEED Gold, Net-zero Energy; Hotel Holiday Inn | International | LEED Gold; DOKI | International | Target: LEED Gold, waterfront redevelopment; Supermarket and Convention Center | Portsmouth NH | Target: LEED, design only; STOCKHOLM | International | Target: timber structure, LEED, low carbon; UPPER ONE | International | Target: LEED Platinum, WELL, EU Taxonomy, 39-story tower fully electrified with GSHP

VHB

CIVIL ENGINEER, ENVIRONMENTAL & PERMITTING AND FAA CONSULTANT

FIRM PROFILE

VHB's passionate professionals include engineers, scientists, planners, and designers who partner with public and private clients in the real estate, transportation, institutional, and energy industries, as well as federal, state, and local governments.

Together, we work to improve mobility, enhance communities and economic vitality, and balance development and infrastructure needs with environmental stewardship.

We bring collective knowledge, technical excellence, and a wide network of trusted relationships across our footprint to deliver value. When you have a team with such broad and deep experience, it's only natural to look at projects from every angle and ask the types of questions that lead to better solutions. That's what we do at VHB—we help our clients make the right decisions to move their projects forward.

Our team has an open-minded approach to projects, and we are committed to listening and truly understanding our clients' needs—we see the whole picture, not just one piece. We integrate the right people and resources from our five core service areas to help clients initiate and complete intricate, challenging, and significant projects.

1979

Year Founded

1900+

Passionate engineers, scientists, planners, and designers

30+

Locations throughout the East Coast

58TH

ENT Top 500 Firms List



PERMITTING
ELIZABETH GROB

Education

MPA, Public Affairs, Univ. of Massachusetts, 1991

BA, Int'l Affairs & Political Science,
Univ. of Maine, 1987

Relevant Experience

Seaport Circle (Parcel H) | Boston, MA

401 Congress (Massport Parcel A2) | Boston, MA

Edison Power Plant Redevelopment
| South Boston, MA

15 Necco Street (GE Headquarters) | Boston, MA

Suffolk Downs Redevelopment |
East Boston & Revere, MA

As the New England Real Estate Market Leader, Elizabeth has led permitting services for some of Boston's most complex developments. She is an enthusiastic team member who delivers high-quality services to her clients. Elizabeth has a strong track record of successfully bringing clients through complex regulatory processes in Boston and has led permitting efforts for numerous notable developments in the area.



CIVIL ENGINEERING
HOWARD MOSHIER
PE, LEED AP

Education

MS, Civil Engineering, Univ. of
California, Berkeley, 1994

BS, Civil Engineering, Univ. of Connecticut, 1993

Relevant Experience

Hub on Causeway) | Boston, MA

IQHQ, Alewife Park | Cambridge, MA

Massachusetts General Hospital,
Lunder Bldg. | Boston, MA

Brigham & Women's Hospital,
Shapiro Center | Boston, MA

Bullfinch Crossing | Boston, MA

Howard is a Principal and Senior Project Manager in VHB's Boston office. His areas of focus include civil/site design, roadway design, utility evaluations and design, permitting and construction services. Howard has extensive experience working with and leading multidisciplinary teams to realize the visions of various institutions and real estate developments throughout Boston and Cambridge.

SAMIOTES CONSULTANTS, INC

CIVIL ENGINEER

FIRM PROFILE

Samiotes is a Civil Engineering and Land Surveying firm founded in 1987 and located in Framingham, Massachusetts. Samiotes has been a certified Woman-owned Business Enterprise (WBE) and a Disadvantaged Business Enterprise (DBE) in the Commonwealth of Massachusetts for Civil Engineering and Land Surveying since 2012. The sustainable environment that we strive to achieve includes the integration of infrastructure, site, landscape, and architecture, to create functional and sustainable sites. In engineering, we have embraced Low Impact Development (LID), which offers a holistic approach to both site and overall sustainable design as a stormwater management strategy. Samiotes' design intent always considers minimizing the impact of development and overall carbon footprint, often by incorporating existing features into the design that can be used in innumerable ways.

RELEVANT EXPERIENCE

Olmsted Hill Development, Brookline
(With CBT Architects)

Reading Public Library, Reading (With CBT Architects)

Artists for Humanity EpiCenter and E+ Expansion, Boston

Boston Public Library, Jamaica Plain Branch

Boston Public Library, Roxbury Branch

Boston Common Frog Pond Rink and
Tadpole Playground, Boston

The Girard mixed-use development, Harrison Ave Boston

Novartis Institutes for BioMedical
Research, National HQ, Cambridge

Nine Zero Hotel, Tremont St Boston



PRESIDENT / PRINCIPAL
STEPHEN R. GARVIN
PE, LEED AP

Education

BSCE / UMass Dartmouth / 1992

/ Civil Engineering—

Relevant Experience

Boston Public Library, Jamaica Plain, Roxbury
& Honan Allston Branches | Boston, MA

41 LaGrange Street Development | Boston, MA

Harvard Kennedy School, Pavilions
project | Cambridge, MA

Arlington High School | Arlington, MA

Northeastern University Athletics | Boston, MA

Stephen is a Principal / President of Samiotes and has been with the Company since 1993. Stephen's focus on understanding environmental sensitivity and sustainability, coupled with attaining the clients' project goals is the firm's foundation. Stephen's work bridges many sectors with signature projects such as Biotech (Novartis' US national HQ at the former NECCO factory); Mixed Use (the Girard in the South End; Municipal (Jamaica Plain Branch of the BPL; and Non-Profits (Artists for Humanity – USGBC National Top Ten LEED Project.

CROWLEY COTRELL (WBE)

LANDSCAPE ARCHITECT OF RECORD

FIRM PROFILE

At Crowley Cottrell, we bring clarity to complex sites to create beautiful, approachable, landscapes for living and learning. We believe well designed landscapes have the ability to positively affect the lives of the people who live, work, and play in them.

Our project experience is broad, including parks, campuses, cultural institutions, multi-family housing, historic properties and residences. We approach each design individually, working in close collaboration with the client, allied professionals and stakeholders to unite design aspirations with the site's unique characteristics.

Certified WBE and 100% Woman owned

LEED Accredited Professional Firm

Professional Licences in MA, CT, RI, VT, NH & NY

Driven by collaboration, not ego

Nurturing, and unapologetic about it.



RELEVANT EXPERIENCE

Select Boston Parks + Community Engagement | Boston, MA

Flaherty Park | South Boston

Colin's Courtyard at L-Street Eldery | South Boston

Colin's Joy at SBCA | South Boston

Stonehill Park + Amatucci Playground | Hyde Park

Roslindale Wetlands Urban Wild | Roslindale

Mattahunt Urban Wild | Hyde Park | Mattapan

Laboratories, Libraries & Campus Housing

University of Massachusetts, Amherst | Amherst, MA

Manning Computer Science Laboratories

Fieldstone Residential Apartments

Norwich University | Northfield, VT

Kreitzberg Library

Academic Quad + Memorial Plaza

Cyberfusion Center

Tufts University | Medford, MA

Community Housing - 2023 BSLA Award

Concord Academy | Concord, MA

Laboratory Building + East Quad

Main Street - Historic Preservation Award

Lincoln Library | Lincoln, MA



TITLE
MICHELLE CROWLEY, MA RLA #1555

Education

MLA, Landscape Architecture,
University of Pennsylvania, 2001

Professional Experience

Crowley Cottrel, LLC | 2011-Present
Founder + Co-Owner

Reed Hilderbrand | 2004-2011

Hargreaves Associates | 2000-2004

Industry Leadership

Boston Society of Landscape Architects
President Elect, 2023

SITES 2012 Pilot Project Consultant for
Long Dock Park, Beacon NY (RH)
ASLA Award of Excellence Winner, 2015

HOWARD STEIN HUDSON

TRANSPORTATION

FIRM PROFILE

Howard Stein Hudson (HSH) is a full-service planning and engineering firm that improves communities through inclusive engagements and creative solutions. Our collaborative approach with clients relies on sound technical expertise and combines it with knowledge of community/stakeholder issues and needs. We offer innovative options to build consensus around the complex needs of our clients and the community. Our tightly integrated relationships with clients and reviewing agencies ensure that sophisticated projects succeed swiftly and efficiently, regardless of scale. We promote respect, responsibility, integrity, accountability, and work-life balance. We value relationships with our clients, our partners, and our team members, and we incorporate these values into our work. We are more than engineering experts at HSH – we are the keystone of complex projects.

RELEVANT EXPERIENCE

Seaport Square | Boston, MA | HSH is lead transportation planning, traffic engineering, and parking consultant for the 7.6M sf, mixed-use development, providing support on access, circulation, and street-level connectivity.

BCEC Master Planning and Feasibility Services | Boston, MA | HSH's work included engaging key stakeholders, and outlining a building program that was financially self-sufficient, and maximized the rapidly evolving space.

Omni Hotel Seaport | Boston, MA | HSH's transportation study of the 788,500-sf hotel included evaluation of traffic impacts, porte-cochere operations, transit services, and pedestrian/bicycle environments. HSH also provided design support.



Omni Hotel Seaport | Boston, MA



PRINCIPAL
THOMAS J. TINLIN

Education

M.A., Public Administration, Suffolk University, 2011

B.A., Business Administration, Eastern
Nazarene College, 2004

Relevant Experience

Block P Permitting | Boston, MA

Bulfinch Crossing | Boston, MA

Parcel 12 | Boston, MA

Tom leads our talented group of transportation planners and civil engineers in helping clients realize their visions. Being at the center of mobility and transportation in Boston for the past 30 years, Tom has a unique perspective on the merits and challenges facing development projects. Tom works with our exceptional team to deliver modern, sustainable development projects in a seamless manner.

CONSTRUCTIVE DISRUPTION

LIBRARY CONSULTANT

FIRM PROFILE

Constructive Disruption is a woman-owned consulting cooperative that brings together a tailored team of professionals with significant experience in strategic planning, community and staff engagement, change management, and data analysis— complemented by extensive experience in the library sector, including large urban libraries. Our work involves projects that position libraries to be increasingly dynamic and inclusive. At Constructive Disruption, our planning processes are built with a collaborative, future-focused mindset at the heart. Our strengths-based, human-centered approach sets our consultancy work apart. We bring a strong perspective on models of library service that prioritize self-service, community-service and alternative service models. An asset of our consulting is a global understanding of design and support of library services. This includes:

- self-service, pop-up, and partnership based service models;
- co-located services in libraries, in partnership with schools, local government services, and community partners; and,
- connecting community members with library services through alternative means.

RELEVANT EXPERIENCE

Past Clients Include:

Cranston Public Library
Eugene Public Library
For Vancouver Regional Libraries
Hawaii State Public Library System
Hood River County Library District
Lawrence Public Library
Massachusetts Library System
Missoula Public Library
Palos Verde Library District
County of Placer
San Rafael Library and Recreation
Santa Clara County Library District
Springfield Public Library
State Library of Oregon
Wellesley Free Library
West Linn Library Foundation



PRINCIPAL-IN-CHARGE
STEPHANIE CHASE

Education

Pratt Institute, Master of Library and Information Science

University of New Hampshire, Bachelor of Arts, English

Relevant Experience

More than 20 years in library leadership, the majority at the director level, in rural, exurban, and large, multi-location, urban libraries, including in Portland, OR and Seattle.

Current Executive Director for a 40-member library resource sharing cooperative, covering more than 50,000 square miles.

Deep experience in strategic planning and evaluation in the government sector.

Founder of two non-profits, including one developed as a statewide library resource sharing organization and one as a national advocacy organization.

EMBARC (MBE)

INTERIOR ARCHITECT

FIRM PROFILE

Embarc is a 50 person, MBE, Architecture and Interior Design firm with substantial experience ranging from boutique scale projects to mixed-use, multi-building residential developments. Collaboration is at the heart of our work, and we believe people of diverse backgrounds and experiences greatly enhance the spaces in which we create together. This philosophy shapes our conversations and is evident in the spaces we design: a consensus among clients, users, and the community. In order to connect with people experientially and socially, we form close relationships to our sites and the neighborhoods. The understanding of these relationships informs and ensures each project has a unique, meaningful and successful outcome.

RELEVANT EXPERIENCE

Embarc partnered as the interior architect with the FX Collaborative from NY to work on this multifaceted residential tower in Cambridge, MA. The 540,000 GSF, 35-story high-rise consists of two brands, 372 rental apartments and 135 condominiums. In addition to dual residential lobbies and elevator cores, there will also a 250-person music venue at the ground level.



FOUNDER + CEO
DARTAGNAN BROWN, AIA

Education

B. Arch., RPI, 1999 and B. Building Sciences, RPI, 2000

Relevant Experience

MITIMCo Residential Tower | Cambridge, MA
White Elephant | Aspen, CO

Terrazza | Wellesley, MA

SoWa Power Station | Boston, MA

As founder of Embarc, Dartagnan personally ushers the majority of projects through the approval process by working closely with the BPDA, various neighborhood groups, city councilors, and the ZBA. Dartagnan's significant project design and management experience is an asset to buildings and spaces of all sizes. Dartagnan's openness to the ideas of others is critical to the continued success of a vibrant and collaborative firm, which truly represents the diversity of the Boston area.

SCHNEIDER ELECTRIC

SMART BUILDING MASTER PLAN MSI

FIRM PROFILE

Schneider's purpose is to empower all to make the most of our energy and resources. Our mission as your Digital Partner is to ensure best practices for sustainability, resiliency, and efficiency by driving innovative technology and impactful performance for all. We call this Life Is On.

Driving digital transformation and bridging progress in energy technology, our solutions enable integrated company management for homes, buildings, infrastructure, and industries. We are passionate about our shared meaningful purpose and have been recognized globally in doing so (Voted #1 World Most Sustainable Corporation by Corporate Knights). Most importantly we hold the highest regard for our company values of inclusivity and empowerment, and pride ourselves on being the most local of global companies in serving, sponsoring, and educating our communities.

As Schneider Electric's manufacturer's branch office for New England, we are focused and committed to our customers' and communities' needs. Serving the New England area for over 40 years, we have grown with the city of Boston and are proud to support the continued advancements in construction and development.

RELEVANT EXPERIENCE

BU Data Science | Boston, MA

Winthrop Center | Boston, MA

Commonwealth Pier | Boston, MA

400 Summer St. | Boston, MA

105 West First St. | Boston, MA

238 & 314 Main St. | Cambridge MA

Pfizer Campus | Andover, MA

MGM Casino | Springfield, MA

Aspiria | Overland Park, KS

Resorts World | Las Vegas, NV

Fox Cities Environmental Learning Center at Bubolz Nature Preserve | Appleton, WI



SR. ACCOUNT EXECUTIVE
JUSTIN SIMMONS

Education

Northeastern University (2002-2005)

Undergraduate: College of Criminal Justice & Business Management

UMASS Lowell – Completed Degree (2006-2007)

B.S. - Criminal Justice with Business Minor

Relevant Experience

BU Data Science | Boston, MA

Winthrop Center | Boston, MA

400 Summer St. | Boston, MA

105 West First St. | Boston, MA

Pfizer Campus | Andover, MA

MGM Casino | Springfield, MA

As a senior executive for technologies implementation with Schneider Electric, Justin has been with the firm since 2010. Given a diverse professional pedigree in Construction Operations, Software/IT, and Legal/Finance Management, he provides a true partner approach to all endeavors.

TSP (MBE)

SMART BUILDING

FIRM PROFILE

TSP Smart Spaces was founded as Tech Superpowers in 1992 to help Boston-based businesses get on the Internet. In the 32 years since, TSP has been involved in IT, infrastructure, and AV projects for Boston's biggest brands, including Bose, Novartis, Kayak.com, Matrix Partners, and the Boston Celtics.

Today, TSP provides IT, AV, and Cybersecurity for Boston-centric scaleups and provides smart home and smart building consulting for cutting-edge projects throughout the New England area and globally.

As operational technology grows in importance for Smart Buildings, TSP provides a critical resource for advising developers and operators on how technology can be integrated into the built environment. With our experience deploying technology at scale, we provide a key advisory role to help integrate the right technologies at the right scale and budget for smart buildings.

RELEVANT EXPERIENCE

The TSP Smart Spaces provided a key role in the 10 World Trade project in Boston's Seaport as the owner's technical resource for low-voltage, IT, AV, and Smart Building design. Integrated in the design process at the beginning, TSP provided additional design support for the MEP team on specialist areas, including fiber infrastructure, redundant core network, cybersecurity systems, and hybrid AV systems.

Opening in 2024, 10 World Trade will demonstrate Smart Building technology not just as a gimmick, but as a fully-integrated part of the building fabric that creates better experiences for tenants and operators alike.



PRESIDENT AND FOUNDER
MICHAEL OH
SMARTSCORE AP

Education

Degree (B.S.), Aeronautical Engineering and Electrical Engineering, M.I.T., 1995

Relevant Experience

10 World Trade | Boston, MA

Boston Celtics HQ at the Hub | Boston, MA

Boston Celtics Red Auerbach Center | Allston, MA

Accel Partners European HQ | London, UK

Kayak Corporate HQ | Cambridge, MA

Michael Oh is President and Founder, Tech Superpowers and TSP Smart Spaces.

ASPEN VENUE PARTNERS

CELLULAR DAS AND WIFI CONSULTANT

FIRM PROFILE

Working exclusively as Owner's representatives, Aspen provides business intelligence and decision support to large scale property owners and operators in their efforts to develop advanced connectivity solutions. Our clients include:

- Large Public Venues and Stadiums

- Real Estate Investment Trusts and Asset Managers

- Professional Sports Leagues and Sanctioning Bodies

- Private Equity Investors and Service Providers

We assist clients in drafting technical and business requirements documentation, RFP publication and compliance and Carrier negotiations/licensing for Cellular, CBRS/Private LTE, 5G, Public Safety and unlicensed (WiFi) spectrum. Our recommendations are unbiased as to solution architecture, OEM or VAR/System Integration provider.

Aspen is explicitly NOT a reseller, system integrator or Third-party Operator (3PO) and will only administer DAS or WiFi networks on behalf of the asset Owner. Our structured process has resulted in cost savings of +/- 40% for the procurement and operation of DAS and Managed WiFi platforms for both new construction and existing assets.

RELEVANT EXPERIENCE

50% US Veteran Owned

Over 5 Million Square Feet of current DAS projects in Boston Area, including:

- Commonwealth Pier (Fidelity)

- Union Square (USAARE and Magellan)

- South Station Tower (Hines)

- 10 World Trade (BGI)

Over 50 Million Square Feet of current DAS projects in US with anticipated capex of +/- \$75 Million.

Published Cellular, 5G, CBRS/private LTE and WiFi standards for the National Hockey League.

DAS consultant to multiple stadium operators and teams throughout the US (Wells Fargo Center/ NHL Flyers, MetLife Stadium/NFL NY Jets and NY Giants, Lambeau Field/NFL Packers, Golden 1 Center/NBA Sacramento Kings, Camden Yards/ MLB Baltimore Orioles)



MANAGING PARTNER
MICHAEL PECK

Education

BA, Business Admin. Muhlenberg University (2004)

US Navy, Retired 1997

Relevant Experience

Mike has spent over 30 years in the telecommunications industry. Prior to Aspen, he was National Product Manager of Sports Venue and In- Building Solutions for Verizon Wireless. In this role, Mike led the national team to develop standards for neutral-host, multicarrier wireless solutions. Mike was the subject matter expert for high-density WiFi in large public venues and stadiums and worked with carriers and OEMs to integrate WiFi designs into carrier solutions.

NICKERSON COMPANIES (WBE)

PUBLIC RELATIONS

FIRM PROFILE

Nickerson is an woman-owned, full-service branding, marketing, PR and communications agency with collective expertise across the built environment. With locations in Boston, New York, Los Angeles, and Miami, the Nickerson team elevates the experiential journey and serves as a trusted, global partner to elite, forward-thinking, responsible brands - collectively working toward a more sustainable future. Top Women Awards by PRNews named our CEO and Founder Lisa Nickerson a Top Business Entrepreneur in 2023.

Nickerson was the recipient of a 2022 Hermes Creative Platinum Award for Strategic Campaigns for The Procopio Companies' Caldwell property advertising campaign; a Gold Award winner for Website and Marketing Collateral Branding for Quaker Lane's 11 Dartmouth property, an Honorable Mention Award winner for Strategic Campaigns Company Branding for Housing Families, and GlobeSt. Real Estate Forum Women of Influence Award 2022.

Nickerson was also named Ragan PR Daily's 2021 Community Relations Award winner for work with Greatland Realty Partners.

RELEVANT EXPERIENCE

Simon Property Group | New England

City Hall Plaza | Boston, MA

Copley Square | Boston, MA

10 World Trade Center | Boston, MA

Osborn Triangle | Boston, MA

Merrimack Valley Disaster

(Governor Baker's Team) | Boston, MA

75+

Collective years of team experience in real estate

7

Strategic locations across the country

89%

Repeat client-partners

3.5

Years average client tenure



CEO & FOUNDER
LISA NICKERSON

Education

BS in Marketing & Finance, Boston College, 1995

Relevant Experience

Simon Property Group | New England

City Hall Plaza | Boston, MA

Copley Square | Boston, MA

10 World Trade Center | Boston, MA

Osborn Triangle | Boston, MA

Merrimack Valley Disaster

(Governor Baker's Team) | Boston, MA

Lisa Nickerson is the CEO & Founder of Nickerson and

was recognized as a 2022 GlobeSt Real Estate Forum Woman of Influence in the Marketing/ Communications Professional category, an honor given to the most influential women in real estate marketing. Lisa is also a Board Member & Founder's Circle Chair of the Greater Boston Arts & Business Council, and an active member of Urban Land Institute (ULI) and ULI | Boston | New England's Advisory Board.

ISENBERG PROJECTS (WBE)

PLACEMAKING + COMMUNITY ENGAGEMENT

FIRM PROFILE

Founded in 2011, Isenberg Projects is a creative consulting studio based in Boston that specializes in place-based work and community engagement. Isenberg Projects provides creative public realm advisory throughout the lifespan of a real estate project, helping to solve the complex challenges that reside at the intersection of community, business operations, and the built environment. We work alongside clients to uncover an engagement plan that brings the most shared value — to a neighborhood, the city at large, and the various stakeholders. We believe that the best communities are hyper collaborative and inclusive, and that magic happens when community members are an integral part of the changes happening around them. Through our relationships with cities, districts, developers, artists, small businesses, musicians, nonprofits, and cultural institutions, we are committed to amplifying voices and varying perspectives to foster shared value and active places.

RELEVANT EXPERIENCE

Zone 3 Harvard-Allston Initiative | Allston, MA

The Fenway | Boston, MA

Reserved Channel | Boston, MA

10 World Trade | Boston, MA

Arsenal Yards | Watertown, MA

The Innovation & Design Building | Boston, MA

Open Newbury Street | Boston, MA

Mass Development - TDI Fall River | Fall River, MA



FOUNDER + CREATIVE DIRECTOR
EMILY ISENBERG

Education

B.A. Marketing and Communications,
Lesley University, 2002

Relevant Experience

Drawing on over 15 years worth of experience in placemaking strategy, event marketing and production, Emily has overseen and led creative activations for large-scale corporations, institutions, universities, and brands in both the public and private sectors across the country. With clients ranging from property owners like Jamestown Properties to the City of Boston, and Mass Development, Emily and her team have positioned Isenberg Projects to be a valuable asset to create socially sustainable urban environments.

Certified WMBE + WBE

100% Ownership + Women Leadership

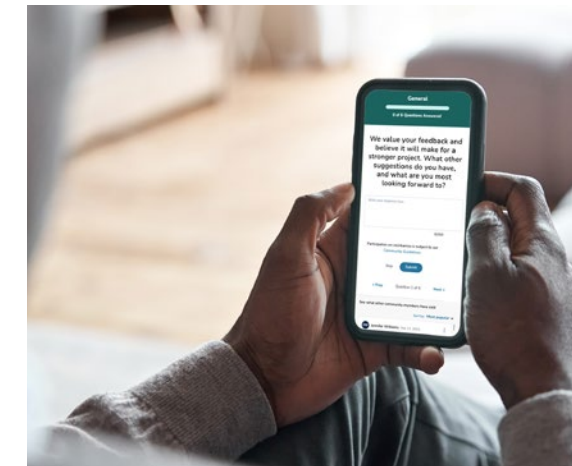
Based in Boston, Chinatown, MA

COURBANIZE

COMMUNITY OUTREACH

FIRM PROFILE

coUrbanize gives people a way to share their feedback and have a voice in a development or public planning process without having to go to a meeting - by simply posting a comment online or texting in their ideas -- and having a two-way dialogue with the project team. More than 550 development and real estate teams across North America have used coUrbanize to scale public outreach in a more inclusive way, have more productive conversations with the community, and ultimately build critical support for their projects.



RELEVANT EXPERIENCE

Reserved Channel Development, Oxford Properties | East Boston

Related Bristol, Related | Santa Ana, CA

Redmond Town Center, Hines, Redmond, WA

Innovation QNS, Silverstein Properties, BedRock Real Estate, & Kaufman Astoria Studios | Queens, NYC

Engage East Harbour, Cadillac Fairview | Toronto, Canada

325 Binney Street, One Charles Park, Alexandria Real Estate | Cambridge, MA

Kendall Square at MIT, Boston Properties | Cambridge, MA

Crystal City, JBG SMITH | Alexandria, VA



FOUNDER & CEO
KARIN BRANDT

Education

Master in City Planning, MIT

BA in Political Science & International Studies, Iowa State University

Relevant Experience

Mary Ellen McCormack Redevelopment, WinnCompanies | Boston, MA

CF Fairview Pointe Claire, Cadillac Fairview | Montreal, Canada

Piers 30-32, Trammell Crow Company & Strada Investment Group | San Francisco, CA

St. Charles Campus, Hines | Wynnewood, PA

Karin Brandt is the Founder and CEO of coUrbanize, a community engagement software for real estate, municipal and planning teams. An urban planner by training, Karin created coUrbanize in 2013 to create customized online strategies for meaningful and equitable engagement. She is a board member for the Housing Navigator and has been named to ConnectCRE's Women in Real Estate, GlobeStreet's Women of Influence, GlobeStreet's 50 Under 40, and Boston Business Journal's 40 Under 40.

MINTZ LEVIN

LEGAL, FINANCING SYNDICATION FEES

FIRM PROFILE

Mintz is an internationally recognized, multidisciplinary law firm with 600+ attorneys and 7 offices strategically located in the United States and Canada (San Diego, San Francisco, Los Angeles, Boston, New York, Washington, DC, and Toronto). The firm's attorneys collaborate across disciplines and across borders to deliver exceptional legal strategies that help clients navigate shifting industry challenges. Mintz has extensive experience representing institutional investors and real estate funds in acquisitions and dispositions, joint ventures and development and financing, of multi-family properties throughout the country. The firm's clients include individual and institutional owners and developers of multi-family, industrial, shopping center, office, and other commercial projects and properties whom we advise with respect to acquisitions, dispositions, financing and leasing matters.

RELEVANT EXPERIENCE

With our fund formation, regulatory compliance, tax, and ERISA expertise, we worked with BGI to organize an MWBE fund for certain qualifying investors to indirectly invest in the 10 World Trade project. The MWBE fund was a \$15 million special purpose vehicle established to provide access to a real estate development project of a scope and caliber that has historically been unavailable or limited for this investor base. Mintz's contribution to this matter included drafting fund formation documents, negotiating investment terms, and advising on regulatory matters.



ASSOCIATE
RACHEL GHOLSTON

Education

Columbia University (JD)

Harvard College (BA)

Relevant Experience

Rachel Gholston counsels private investment funds, private companies, and public companies, on a broad range of matters including corporate governance, securities offerings, acquisitions, and compliance. In her investment funds practice, Rachel counsels fund sponsors with respect to fund formation, negotiating material investment terms, and federal and state regulatory compliance. The strategies covered in Rachel's fund formation practice include real estate, private equity, funds of funds, venture, and credit. Rachel is deeply committed to diversity, equity and inclusion and co-chairs Mintz's affinity group for minority attorneys.

NUTTER, MCCLENNEN & FISH

LEGAL, JOINT VENTURE AND REAL ESTATE

FIRM PROFILE

Nutter is a premier law firm whose core values have remained the same since its founding in 1879—a deep commitment to clients, support of pro bono services, and the creation of a just society. Our attorneys represent a diverse range of companies and institutions in key industries with a concentration in the nation's leading business sectors. Our main areas of practice include Corporate + Transactions, Intellectual Property, Litigation, Real Estate, Labor, Employment + Benefits, Tax, and Private Client Law Services. From vibrant mixed-use destinations and community development to affordable housing, cities are shaped by the expertise provided by Nutter's real estate attorneys. With experience in all aspects of real estate, we excel at providing sophisticated counsel to and pragmatic solutions for an exceptional roster of marquee public and private real estate clients, ranging from developers, lenders, and investors to hospitals, universities, cultural institutions, and governmental agencies.

RELEVANT EXPERIENCE

770-780 State Street | Boston, MA

88 Black Falcon | Boston, MA

Back Bay/South End Gateway | Boston, MA

Blue Star Business Park Phase II | Boston, MA

Block 7A, Assembly Row | Somerville, MA

Channelside | Boston, MA

Parcel U | Boston, MA

Patriot Place | Foxborough, MA



PARTNER AND CHAIR
MARIANNE AJEMIAN

Education

Boston University School of Law, J.D.

Wellesley College, B.A., with honors

Relevant Experience

10 World Trade | Boston, MA

15 McGrath | Somerville, MA

Boynton Yards | Somerville, MA

Harvard Enterprise Research Center | Boston, MA

Parcel H Seaport Circle | Boston, MA

Parcel K | Boston, MA

Marianne chairs Nutter's Real Estate Department and was a member of Nutter's Management Committee for nine years. Her practice is focused on the representation of clients locally and nationally in complex real estate matters and developments. As a real estate lawyer, she represents commercial real estate developers, financing institutions, real estate investment funds, investors and advisors, pension fund advisors and their institutional investors, REITs, healthcare and senior housing companies, and non-profit institutions.

