Suffolk Downs Redevelopment

100 Salt Street

16.2 MSF of Dynamic Uses

2
MBTA Blue Line stations

40
acres of open space

Direct
Access from Route 1A

5.2MSF
life science/commercial office

450,000
sf of creative retail and civic spaces

800
keys at 3 hotels

10,000
diverse residential units

$337M+
on and offsite infrastructure investment


5 min.
BOSTON LOGAN INTERNATIONAL AIRPORT
12 min.
SEAPORT
10 min.
DOWNTOWN BOSTON
18 min.
KENDALL SQ./MIT
18 min.
HARVARD/ CAMBRIDGE
BOSTON HARBOR ISLANDS
Boston
Boston Logan International Airport
EAST BOSTON GREENWAY
CONSTITUTION BEACH
CHELSEA RIVER
Suffolk Downs
Beachmont
Revere
REVERE

Life Science/ Office

Space for the best and brightest

5.2 Million SF
of commercial/lab space

Attracting Talent
mixed-use community for live, work, and play

Connected Fabric
walkable streets and bike path network

Highly Amenitized
surrounding neighborhood with open space, retail, and events

40-Acre Open Space System

Unlocking Value
through expansive open space network

25% Sitewide
of Active and Passive Recreation

Walkable and Bike Friendly
protected bike lanes and pedestrian loops

Resilient
forward-thinking open space design

Multi-Use
playgrounds, flexible fields sport courts, walking paths

Residential Living

Welcome home to Suffolk Downs

10,000 Units
of housing of all types

Housing of all Types
options for all walks of life

58.5%
apartments

31.5%
homeownership units

10%
senior housing

Retail & Hospitality

Activating the Streets

450,000 SF
of active retail use

3 Hotels
hosting visitors and collaborators

Local Businesses
commitment to diverse and interesting vendors

Walkable Streets
comprehensively designed for the human-scale with trees and furnishings

City of Boston Permitting

Suffolk Downs received unanimous approval from the BPDA Board and Boston Zoning Commission in 2020, memorializing 10.68 million SF of development rights in Boston.

Key Milestones

- Submitted Planned Development Agreement (PDA), February 2019
- Submitted Supplemental Information Document (SID), May 2019
- Submitted Additional Information Document (AID) and revised PDA on September 16, 2019
- Submitted Final Master Plan PDA and PDA Development Plans for Phases 1-5, September 2020
- BPDA Board Hearing and vote on PDA, September 2020
- BZC Vote to Approve Master Plan PDA, October 2020

City of Revere Permitting

HYM has been fully permitted in Revere since 2018. Building and infrastructure design for Phase 1R are well underway.

Special Permit Approvals

- Zoning Approval of Suffolk Downs Overlay District, February 2018
- Submitted Revere Special Permit, October 2018
- Amended Revere Special Permit, September 2021
- Project Development Agreement, October 2021

Building Approvals

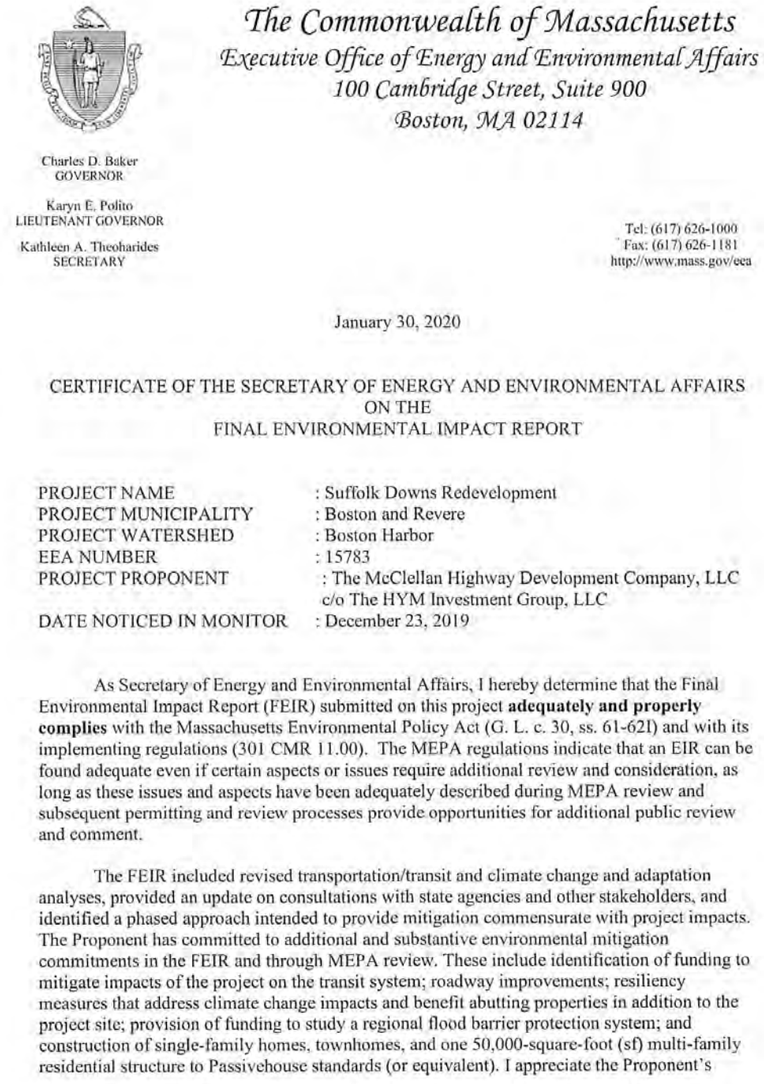
- Site Plan Review Submission: Roadways & Infrastructure, May 2020
- Site Plan Review Submission: Initial Buildings (R-1, R-2, R-3, R-9), June 2020
- Definitive Subdivision Plan: June 2021
- Site Plan Review Submission: Buildings R-10/R-11, September 2021

MEPA/State Permitting

HYM received the Final MEPA Certificate in 2020. The certificate is a significant milestone for the project and marks the state-level approval of 16.2 million SF at Suffolk Downs.

Key Milestones

- Submitted the Draft Environmental Impact Report (DEIR), October 2018
- Submitted Response to Request for Additional Information, November 2018
- Draft Environmental Impact Report (DEIR) Certificate, January 2019
- Submitted Final Environmental Impact Report (FEIR), December 2nd , 2019
- Issuance of MEPA Certificate, January 31st, 2020
- Issuance of MEPA Notice of Project Change Certificate, July 3rd , 2020



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Charles D. Baker
GOVERNOR

Karyn E. Polito
LIEUTENANT GOVERNOR

Kathleen A. Theoharides
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181
http://www.mass.gov/eea

January 30, 2020

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
FINAL ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : Suffolk Downs Redevelopment
PROJECT MUNICIPALITY : Boston and Revere
PROJECT WATERSHED : Boston Harbor
EEA NUMBER : 15783
PROJECT PROPONENT : The McClellan Highway Development Company, LLC
c/o The HYM Investment Group, LLC
DATE NOTICED IN MONITOR : December 23, 2019

As Secretary of Energy and Environmental Affairs, I hereby determine that the Final Environmental Impact Report (FEIR) submitted on this project **adequately and properly complies** with the Massachusetts Environmental Policy Act (G. L. c. 30, ss. 61-62I) and with its implementing regulations (301 CMR 11.00). The MEPA regulations indicate that an EIR can be found adequate even if certain aspects or issues require additional review and consideration, as long as these issues and aspects have been adequately described during MEPA review and subsequent permitting and review processes provide opportunities for additional public review and comment.

The FEIR included revised transportation/transit and climate change and adaptation analyses, provided an update on consultations with state agencies and other stakeholders, and identified a phased approach intended to provide mitigation commensurate with project impacts. The Proponent has committed to additional and substantive environmental mitigation commitments in the FEIR and through MEPA review. These include identification of funding to mitigate impacts of the project on the transit system; roadway improvements; resiliency measures that address climate change impacts and benefit abutting properties in addition to the project site; provision of funding to study a regional flood barrier protection system; and construction of single-family homes, townhomes, and one 50,000-square-foot (sf) multi-family residential structure to Passivehouse standards (or equivalent). I appreciate the Proponent's


Beachmont
Square

Beachmont Square is the gateway to the entire Suffolk Downs neighborhood

Beachmont Square— Overview

1,731,000
sf of total GFA development

104,300
sf of active street retail

1,430
residential units

159
hotel keys

110,000
sf of plaza and open space

$83M+
on and offsite infrastructure improvements

100 Salt Street Schedule

Construction Start:

May 2022

Tenant Fit Out Start:

January 2024

Base Building Complete:

May 2024

Open spaces to designed to restore and welcome all

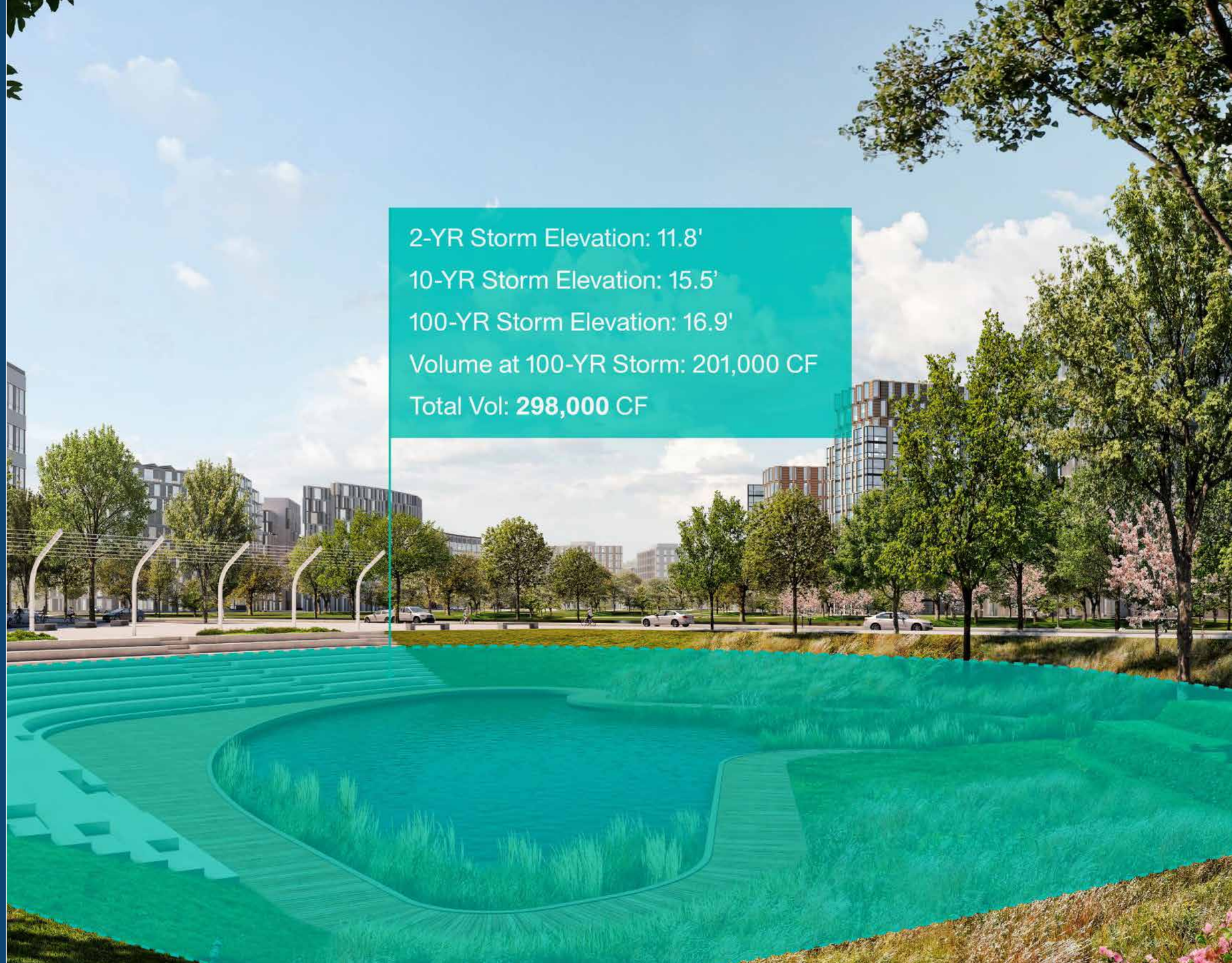
Building for a Resilient Future

Stormwater Management
robust system to mitigate and reduce flooding on and offsite

Raising Building Elevations
to meet coastal flooding guidelines and protect against future flooding

Resilient open space design
all buildings with 80% achieving Gold or Platinum

Material improvement
of water quality



Offering unique capacity for hybrid life science and biomanufacturing in one building

100 & 150 Salt

—

Overview

525,000
rsf of life science/biomanufacturing

Biomanufacturing
on first and second floor

R&D/Office
on floors 3, 4, and 5

9
loading bays across two docks

2,500
rsf of retail/ restaurant

100 Salt—Elevations

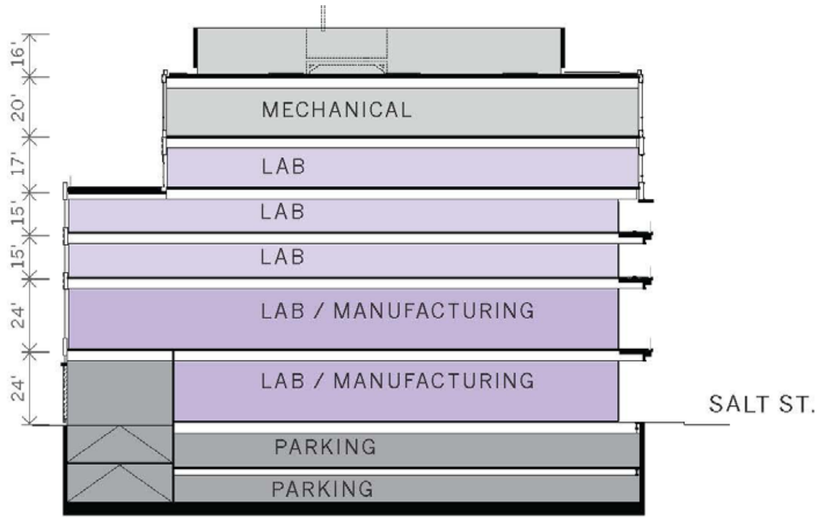
36'
two-level mechanical penthouse height

17'
floor 5 height: lab

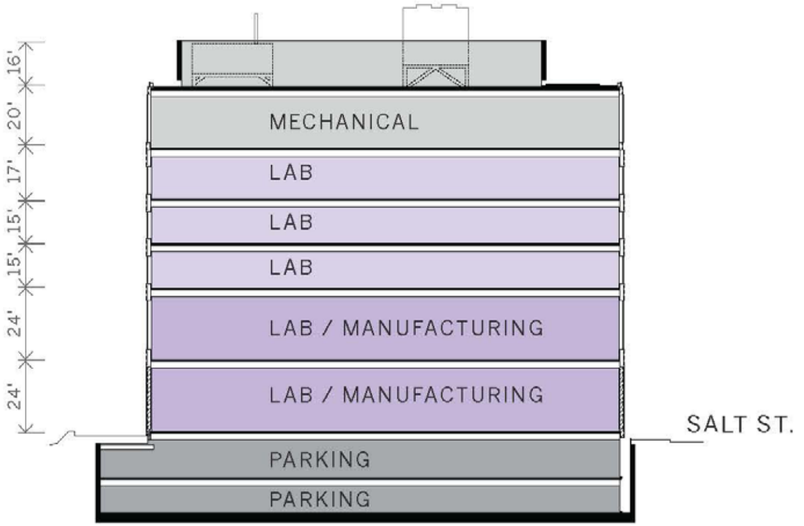
15'
floor 3 and 4 height: lab

24'
floor 1 and 2 height: lab/manufacturing

2
levels of subgrade parking



PARCEL R10 SECTION AT PARKING RAMP



PARCEL R11 SECTION AT LOADING

Legend

- LAB / BIOMANUFACTURING
- RETAIL
- PARKING
- MECH/SERVICE

Project Team

HYM
Developer

JLL
Leasing /Project M anagement

ELKUS | MANFREDI ARCHITECTS
Design Architect

MORIARTY
General C ontractor

BR+
M E P Engineer

BEALS + THOMAS
C ivil Engineer

McNAMARA · SALVIA
STRUCTURAL ENGINEERS
Structural Engineer

GeoEngineers
Geotechnical Engineer

Daniel Winny
Lab C onsultant

JENSEN HUGHES
C ode C onsultant

100 Salt Street Development Schedule

Completed to Date

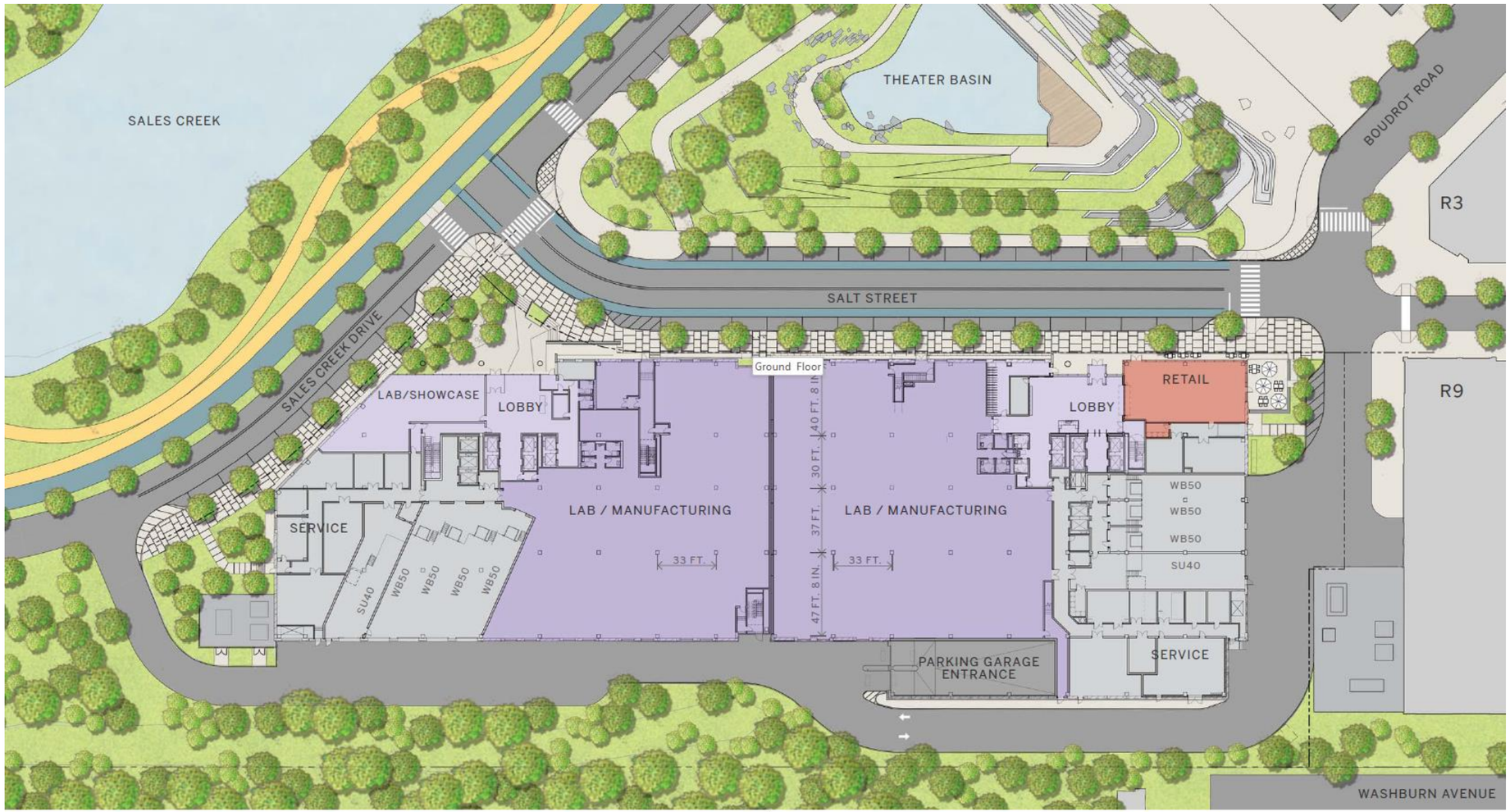
- 100 Salt Street Zoning Amendment: September 2021
- 100 Salt Street Site Plan Review: January 2022
- 100 Salt Street Foundation Permit: May 2022
- Mobilize Sitework / Sheeting Construction: May 2022

Next Key Milestones

- Base Building Permit Submission: July 2022
- Steel Erection Commencement: October 2022
- Base Build Temporary Certificate of Occupancy: May 2024
- 1st Tenant Fit Out Commencement: January 2024
- 1st Tenant Fit Out Completion/Occupancy: est. January 2025

Ground Floor

FLOOR HEIGHT
24' Floor-to-floor



Legend

- LAB / BIOMANUFACTURING
- RETAIL
- PARKING
- MECH/SERVICE

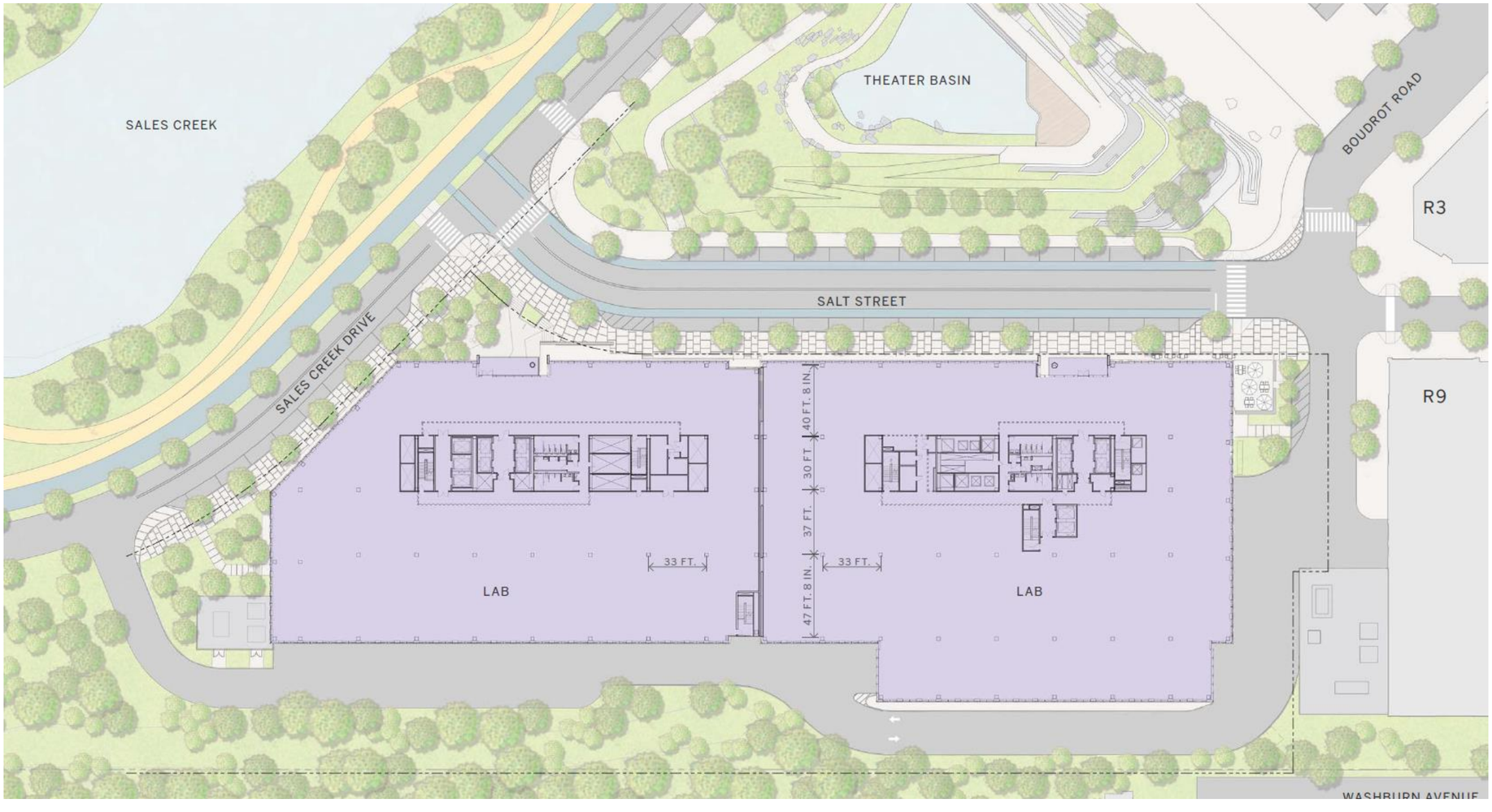
PHASE 2 PARCEL R11 | PHASE 1 PARCEL R10

Ground Floor

N 0 25 50

Typical Floor

FLOOR HEIGHT
15' Floor-to-floor



Parking

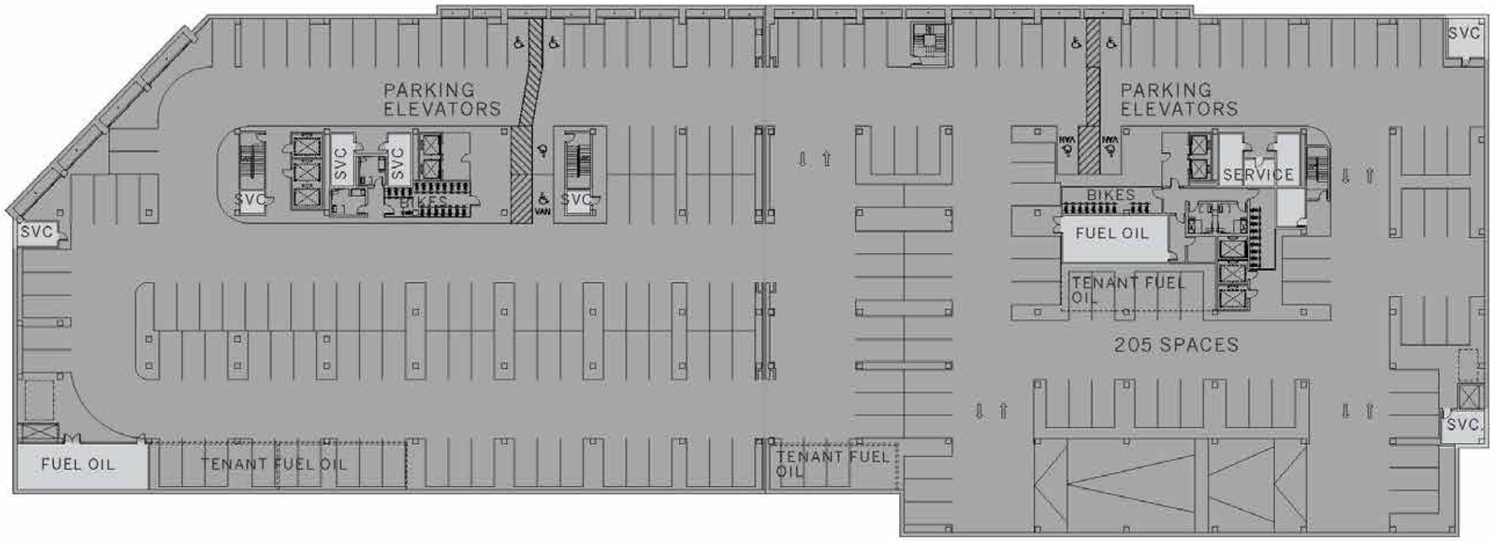
440 Total Parking Spaces
27 EV Charging Spaces
85 EV-Ready Spaces

Additional Lab Storage

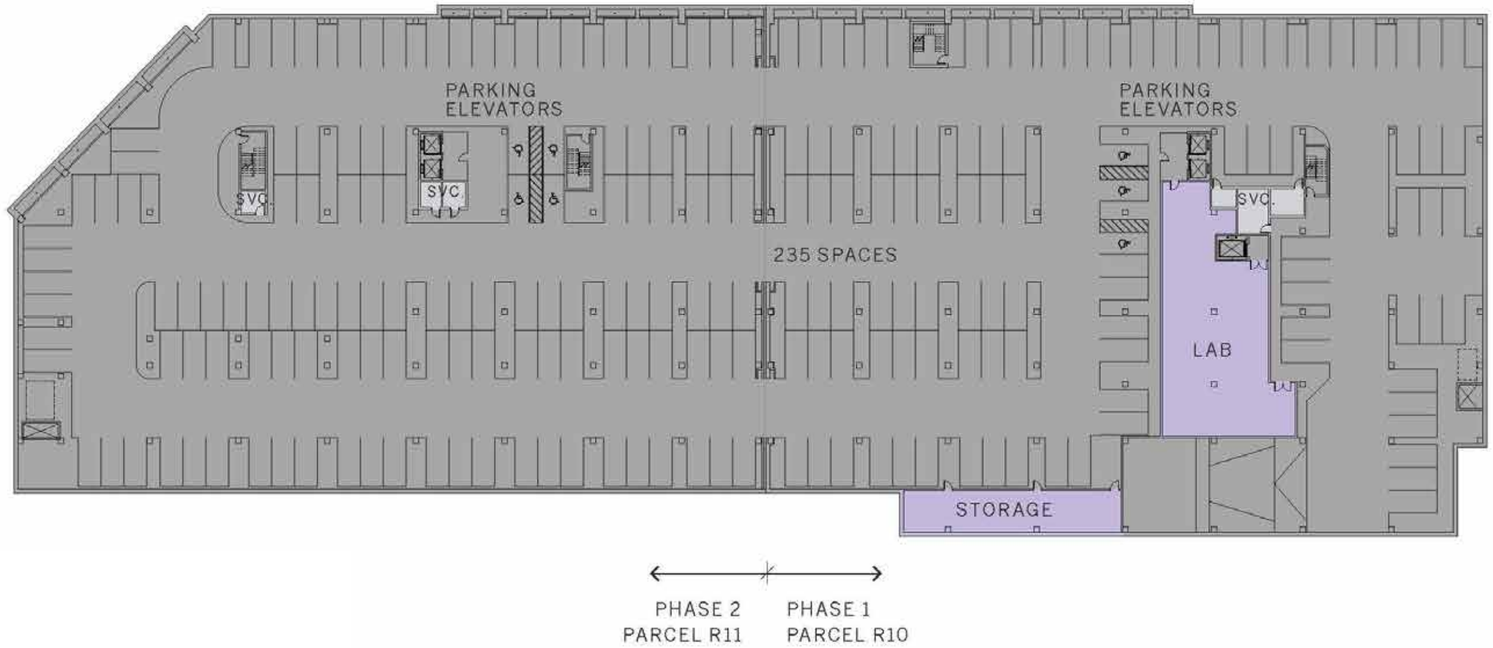
FLOOR HEIGHT
11-15' Floor-to-floor

KEY
Parking

Lab Storage



Lower Level 1



Lower Level 2

City of Revere Benefits

Long Term Economic Driver for Revere:

- Life Science has evolved into the dominant economic engine in Greater Boston Region
- In addition to Boston and Cambridge, neighboring communities such as Somerville, Watertown, Waltham have benefitted from this sector growth
- Suffolk Downs is uniquely positioned to become the next regional Life Science cluster

Fees & Taxes

- Foundation Permit fee of $336,090 paid April 2022
- Sewer Connection Fee $124,150, 50% paid April 2022
- Building Permit Fee: an additional ~$1.8MM to be paid in July
- 100 & 150 Salt estimated annual tax revenue $8MM+ per annum

Job Creation

- Approximately 1,000 jobs during Construction
- Approximately 1,500 – 1,750 permanent jobs

100 Salt: Life Science Construction Process

- HYM receives approval to construct the Base Building or “Core & Shell” of Life Science Building. No specific tenant has been identified to date

- 100 Salt Street will be constructed using the most cutting-edge design and building materials including type 1A construction (highest fire resistance rating)

- The 100 Salt Street design & construction team are best-in-class and have built numerous facilities in the region

- All tenant(s) will need to submit for separate building permit approval for their space fit out and occupancy

- In summary:
  - HYM is constructing the base building to meet the needs of Life Science companies
  - Future tenants have the responsibility of working with the City of Revere (and state and federal agencies) regarding the permitting and oversight of their planned use of space at 100 Salt Street

Life Science Oversight & Regulation

Biosafety Levels Standards/Guidelines set by National Institute of Health and Center for Disease Control

- Higher the level, more safety measures needed
- BSL level 1 & 2: highly common, account for majority of labs in region
- BSL level 3: approximately 20-30 in Greater Boston region
- BSL level 4: under 10 facilities nationwide and not anticipated for Revere

Municipalities housing Life Science facilities have created internal committees and regulations specifically governing Labs

- Cambridge uses the Cambridge Institutional Biosafety Committee
- Boston uses the Boston Public Health Commission
- Watertown, Lexington, Walpole, Bedford and other towns have implemented similar processes

Example of Permitting Process in Cambridge

- Any lab wishing to use biologic materials or recombinant DNA must apply for a permit with the Institutional Biosafety Committee (IBC)

- Cambridge IBC is comprised of at least 5 residents appointed by the City Manager to serve alongside Cambridge Public Health Department Staff who are appointed by the Public Health Commissioner

- The application is just the start of the process.
  - Each applicant company must have an approved principal investigator that presents their need to use the materials, safety protocols, and overview of their science to the committee
  - An on-site inspection is conducted by the IBC to ensure all labeling/signage, safety processes, safety manuals, safety training, and protocols are in place before a permit will be approved. This inspection is repeated annually to ensure continued compliance.

- If any company with a permit changes their lab environment, materials they are working with, or relocate in any way, they need to be re-inspected to verify compliance

- All companies seeking to operate a vivarium must operate under the “Guide for the Care and Use of Animals” of the National Institutes of Health, the “Animal Welfare Act”, the Health Research Extension Act of 1985, and the “Public Health Service Policy on Humane Care and Use of Laboratory Animals”.

- Similar to the Biosafety Committee oversight and permitting, vivarium spaces are required to submit permit applications to the Cambridge Public Health Department, which oversees the vivarium regulations

- Each vivarium must form a committee called the Institutional Animal Care and Use Committee (IACUC). This committee consists of a licensed veterinarian, Chair, a non-affiliated member (no ties to the institution), scientist, and a non-scientist.

Suffolk Downs

THANK YOU