

Project Millie, Section 3: RE Info Request

REAL ESTATE

Complete this section for **each** of the following site/campus options identified by the company. For example, if four Sites are under consideration, complete this section four times. If your community feels that a compelling Site was not included in this request, please feel free to contact us to explain.

A. Site

1. Site Name/Site Designation

115 Winthrop Square

2. Street Address, including City, State/Commonwealth/Province and Zip/Postal Code, if available

115 Federal Street, Boston Massachusetts 02111: The Site is on Winthrop Square Park in Downtown Boston with frontage on both Federal and Devonshire Streets

3. Location

- a. If Site is currently unincorporated, detail any plan(s) to annex Site to an incorporated municipality, as well as the benefits and burdens of any such annexation. Name the intended municipality/municipalities to which Site would be annexed.

N/A

- b. County (Name), if applicable:

Suffolk County

4. Description, Characterization

- a. Description – Briefly describe Site (shape, topo, etc.):

Approximately 47,962 sf through block site, irregularly shaped with a 7' grade change between Devonshire and Federal streets

- b. Characterization – Indicate all that may apply

☐ Brownfield

☐ Commercial, including Commercial Park

☐ Greenfield

☐ Industrial, including Industrial Park

☐ Suburban

☐ Technology, including Technology Park

X Urban

- c. Description – Briefly describe any geographic features that may limit or enhance the growth of Site (e.g., water or mountains):

This site is in a densely developed urban area.

5. Size

a. Immediate: Number of acres (either contiguous or within close enough proximity to foster a sense of place and pedestrian-friendliness) currently available for the Project's immediate operations:

None

b. Expansion: Number of acres (either contiguous or within close enough proximity to foster a sense of place and pedestrian-friendliness) available for the Project's future or expansion operations:

This site can accommodate up to 750,000 sf of office and ancillary office space.

c. Schematic:

A schematic drawing of the site is below in Figure 1



Figure 1 – Site

d. If less than 100 acres, is Site expandable to 100 acres?

☐ Yes

☒ No

(i) Detail the plan and timetable for doing so?

6. Improvements

- a. Are there any buildings or structures or other improvements on Site (or portion of Site)?
☐ Yes ☒ No

b. Description

If Yes, describe all buildings, structures and other improvements on Site (or portion of Site), including available square footages and sustainability efforts?

7. Easements, Licenses, Rights of Way: describe each of the easements, licenses and rights of way affecting Site, and identify the beneficiaries, holders or owners of the same. If easier to show on a map, please attach to submittal and label.

NONE

8. Ownership: describe the ownership of Site, including the ownership structure and any entitlements.

The Property is under the control of MCAF Winthrop LLC through a Sale and Construction Agreement with the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency. Please see section B below.

9. Acquisition Cost (if any): Please describe if all or a portion of Site will be made available at no or a reduced cost to the Project.

No

a. Public

- (i) Will a government agency make Site available to the Project at no cost?
☐ Yes ☒ No

(ii) If No, specify the per acre (and total) cost of Site to the Project?
Not Applicable

b. Nonprofit

- (i) Will a nonprofit entity make Site available to the Project at no cost?
☐ Yes ☒ No

(ii) If No, specify the per acre (and total) cost of Site to the Project.
Not Applicable

c. Private

- (i) Will individuals or corporations or other entities make Site available to the Project at no cost?
☐ Yes ☒ No

(ii) If No, specify the per acre (and total) cost of Site to the Project.
Not Applicable

10. Parking: identify all current and future parking options for Site

There will be 250 accessory office parking spaces on site and numerous parking options in close proximity to the site. The site is also walkable from area neighborhoods and is

located within a short walk from numerous public transportation option that serves the entire region.

a. Existing and Planned Retail Development near Site

(i) Restaurants

The project site exists a short walk to the revitalized Downtown Crossing neighborhood and the still evolving South Boston Waterfront. Both areas offer a mix of coffee shops, fast casual, and sit-down restaurants that draw both local workers/residents and the city as a whole.

(ii) Cinemas

Both the AMC Loews Boston Common and the ShowPlace ICON Theatres at Seaport are approximately a 10-minute walk from the site.

(iii) Shopping

The project site is a short walk to the revitalized Downtown Crossing neighborhood and the still evolving South Boston Waterfront. Both areas offer a mix of neighborhood amenities and destination retail.

(iv) Other Public Gathering Spaces (such as coffee shops and local breweries)

A central feature of the project is the Great Hall, a 12,000-space intended to host educational, cultural, collaborative and civic uses that is flexible enough to respond to both time of day and season. Additionally, the project site is centrally located within Boston's dynamic and mixed-use downtown with access to a wide variety of indoor and outdoor public gathering spaces. Highlights include Post Office Square Park, and the Rose Kennedy Greenway, both of which serve s gathering points that are activated by a variety of vendors throughout the year, and the Boston Public Market. See Figures 2 and 3

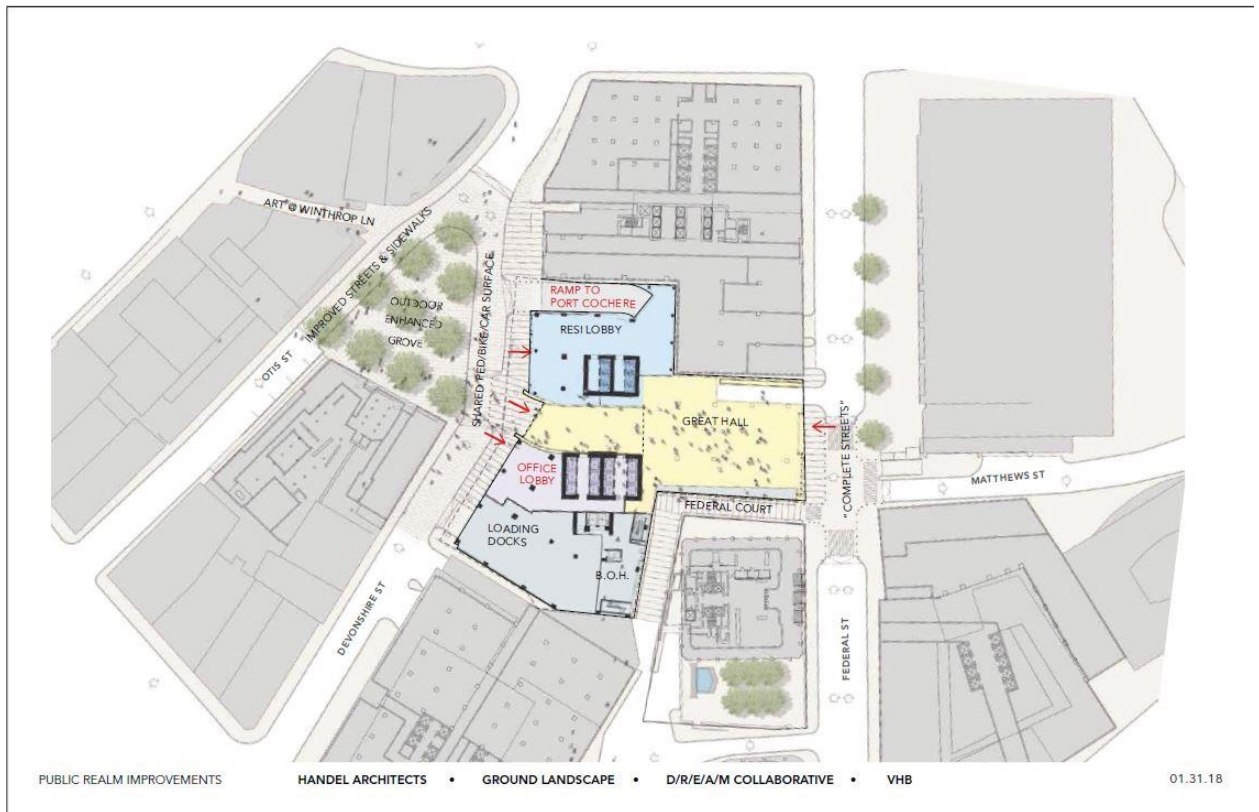


Figure 2 – Public Realm Improvements



Figure 3 – Great Hall

11. Affordable Housing: identify available affordable housing options within close proximity to Site.
The site is in walkable proximity to a number of residential options and in close proximity to various residential options at all income levels accessible from public transportation.
12. Greenspace Features: are there greenspace features that enhance Site (e.g., parks, jogging trails, etc.)

The site fronts on Winthrop Square, a small urban park that is scheduled to be revitalized in conjunction with this project. The site is also well served by several proximate open space resources, including Rose F Kennedy Greenway, Post Office Square Park, Boston Common, and the Boston Harborwalk.

13. Plat(s): attach plat(s) of Site and label according to section.



Figure 4 - Plat

B. Planning/Zoning

1. Designation(s): identify Site's current planning/zoning designations(s)

Today, the underlying zoning is a B-10 Business District and a Restricted Parking Overlay District. As of March 5, 2018, the project is currently undergoing review through the

Boston Planning and Development Agency's Article 80 Development Review and Approval process. As part of that process, the project is pursuing the establishment of a Planned Development Area (PDA), as defined by Article 80 D of the Boston Zoning Code.

2. Floor Area Ratio (FAR): identify Site's current FAR

34.5 with PDA designation

3. Permitted Use(s): briefly describe Site's current permitted use(s)

Office, residential, retail, parking, and public space, with PDA designation

4. Rezoning: must Site be rezoned for the Project's expected use?

X Yes No

a. If Yes, outline rezoning process, including all government approvals, public hearings, and schedule. Please describe any opportunity to fast track

As of March 5, 2018, the site is currently undergoing review through the Boston Planning and Development Agency's Article 80 Development Review and Approval process. Furthermore, the project is seeking to achieve zoning compliance through the establishment of a Planned Development Area (PDA). The remaining steps in this process are public hearings before the Boston Planning & Development Agency (BPDA) Board of Directors and the Boston Zoning Commission.

b. If Yes, will governments commit to rezoning prior to Site selection?

The Boston Planning and Development Agency (BPDA) has committed to the establishment of a Planned Development Area as the appropriate methodology for zoning compliance.

5. Neighboring Properties

a. Designation(s): identify current planning/zoning designation(s) for Neighboring Properties.

The site is in a densely developed area that permits a mix of uses.

b. Permitted Use(s): briefly describe Neighboring Properties' permitted use(s).

Commercial office, retail and residential.

C. Environment

1. Site and Improvements (if any)

a. Prior Use(s): detail prior use(s) of Site (or portion of Site) in reverse chronological order.

Today the site sits as an open site following the demolition of a structured parking facility that stood for approximately 65 years. Prior to that use the site was utilized as surface parking, phases of small scale commercial and residential, farming and grazing.

b. Environmental Event(s)

- (i) Detail each environmental event occurring on Site (or portion of Site) in reverse chronological order. (Environmental events include – but are not limited to – any contamination, dumping, explosion, fire, landfill or spill of any kind or description)

None

- (ii) Describe any environmental cleanup or remediation occurring on Site (or portion of Site) as a result of an environmental event or otherwise in reverse chronological order. Please also include any environmental studies as supplemental information.

None

c. Environmental Study

- (i) Detail each environmental study undertaken on Site (or portion of Site) in reverse chronological order.

A phase1 environmental review was completed in January 2018.

- (ii) Provide copies of environmental studies performed on the site within the prior three years.

The phase 1 environmental review dated January 2018 is attached.

2. Neighboring Properties

- a. Prior Use(s): detail prior use(s) of Neighboring Properties in reverse chronological order. Please include any environmental events. Please also include any environmental studies as supplemental information

Open space and Commercial, Commercial mixed use and open, Farming and grazing. This area has been densely developed relative to the times for over 350 years

3. Topography

- a. Elevation: identify Site's minimum and maximum topographic elevation. Please provide a topographic survey of Site, if available.

From 30 feet to 38 feet above Boston city base

- b. Terrain: describe Site's terrain and Neighboring Properties' terrain:

Generally moderately level

- c. Wetlands: describe bodies of water, creeks, ditches, lakes, ponds, rivers and wetlands, and identify governing body or regulatory agency for each for Site and Neighboring Properties.

None

4. Soils types for Site and Neighboring Properties

Glacial till fractured bedrock, and bedrock

- a. Testing: describe any geotechnical or other testing that has been or will be completed on Site (or portion of Site)

A number of site borings have been completed to determine underground conditions. A full site matrix of borings will be conducted to fully confirm the soil and geotechnical conditions.

5. Studies Permit(s)

- a. Specify all required environmental impact assessments and other environmental studies, and name relevant regulatory agency or agencies.

An Environmental Impact Assessment is a requirement of the Article 80 B of the Boston Zoning Code. A comprehensive Environmental Impact Report was issued to the Boston Planning and Development Agency on January 5, 2018 have been issued to the relevant State and Municipal authorities.

In addition, on January 5, 2018 and Pursuant to The Massachusetts Policy Act (Massachusetts General Laws c.30 ss 61 through 621), a Comprehensive Draft Environmental Impact Report was issued to the Executive Office of Energy and Environmental Affairs for the Commonwealth of Massachusetts.

Specify all required environmental permits, and name each government issuer of same. Can the environmental and building permits be integrated? Include a timetable for approvals

- Adequacy Determination Certificate pursuant to Article 80B, Large Project Review, of the Boston Zoning Code. The Issuing Agency is the Boston Planning and Development Agency. This Certificate is expected within 90 days.
- Adequacy Certificate from The Executive Office of Energy and Environmental affairs of the Commonwealth of Massachusetts pursuant to the Massachusetts Policy Act regulation 301 CMR 11. This Certificate is expected within 60 days.

6. Process: briefly describe the environmental study and permit processes, from preliminary discussions to final action, including any appeal periods. Also include the total costs for a building permit.

The Article 80B environmental review process In the Boston Zoning Code begins after preliminary discussions, with the proponent issuing a Project Notification Form (PNF), followed by a 60 day comment period, the issuance of Scoping determination from The Boston Planning and Development Agency and other agencies of the City of Boston, the preparation of An Environmental Impact Report, a 75 day public comment period and then the determination by the Boston Planning and Development Agency of the reports adequacy.

The Massachusetts Environmental Policy Process is similar however the public comment period is 30 days and both a draft and final environmental Impact report is typically required.

A building permit is issued by the Inspectional Services Department of the City of Boston and it costs \$50 plus 1% of construction hard costs.

7. Code(s), Regulations

- a. Include with your response a copy of the relevant state and local environmental code(s) and regulations. (Federal statutes and regulations need not be included with your response.)

The Project will comply with all applicable state and local codes and regulations, including (i) state environmental review under the Massachusetts Environmental Policy Act (“MEPA”) and related regulations, (ii) Large Project Review under Article 80B of the Boston Zoning Code, the City of Boston’s environmental and planning review process for large projects, (iii) the requirements of the state laws limiting new shadows cast on the Boston Common and Boston Public Garden, (iv) historical impacts review by the Massachusetts Historical Commission and (v) regulations of the Federal Aviation Administration regarding the height of the Project.

- b. Are amendments to the relevant environmental code(s) and regulations pending or proposed?

☐ Yes ☒ No

If Yes, please provide detail

8. Noise Restrictions: detail all noise restrictions or limitations affecting Site and any exceptions to or exemptions from same. Attach the appropriate statutory and other authorities

City of Boston noise regulation limits noise above 70 decibels from 7:01 am to 10:59 pm and 50 decibels from 11 pm to 7 am

D. Building

1. Permits: specify all required building permits, and name government issuer of same.
115 Winthrop Square is currently undergoing City of Boston’s Article 80B Large Project Review Process. Following successful conclusion of that process, the project requires a building permit from the city’s Inspectional Services Department.
2. Process
- a. Briefly describe the building permit process, from pre-application discussions to final action, including any appeal periods.
3. Timetable: outline the timetable for a building permit process for a project such as that proposed by the Project and include whether the community can commit to a timetable for approval.
Please See 2(a) above. Boston’s building permit process, which is largely an administrative process, typically is completed within a 30-60-day timeframe.

4. Restrictions: outline any height restrictions relevant to Site.

The maximum zoning height for the site is 675 feet (measured as the distance from average grade to the top of the highest occupied floor), which complies with applicable FAA approvals received for the project.

E. Utilities

For each of the following utilities/services, list the name of the utility/service provider, the person assigned to work with the Project and the relevant contact information for that person.

All utility inquiries should be coordinated through Kathleen MacNeil 617 451 0300
KMacNeil@MPBos.com

☐ **Water**

Boston Water and Sewer Commission

☐ **Wastewater**

Boston Water and Sewer Commission

☐ **Electricity**

Eversource

☐ **Natural Gas**

National Grid

☐ **Solid Waste**

not specified yet there are a number of providers

☐ **Drainage/Storm Water**

Boston Water and Sewer Commission

☐ **Telecommunications**

see below

☐ **Broadband**

see below

The following service providers offer business internet service to the Winthrop Square project: Verizon, Comcast, Zayo, Lighttower (Crown Castle), AT & T, and Cogent.

In addition, many of these providers including Comcast and fiber service providers such as Cambridge Network Solutions provide a direct link to 1 Summer Street via a fiber loop that connects directly in the 'meet me room.' This direct link allows a tenant direct access to over 80 service providers that are in this carrier hotel as well as access to cloud services, colocation offerings and supercomputing offering (supercomputing through Cray).

1. **Water:** Please provide name of service provider, distance to Site, line size, capacity of line and system, and any capital improvements planned.

Water for the Project site is provided by Boston Water and Sewer Commission. There are six different water systems within the City and each provides service to portions of the city based on Ground surface elevation. The six systems are southern low southern high, southern extra high, northern low, northern high and high-pressure fire service.

- There is a 10-inch southern high water main, a 12-inch southern low water main, and a 12-inch-high pressure fire service all beneath Devonshire Street directly abutting the site.
- There is a 10-inch southern high water main, a 12-inch southern low water main and a 12-inch-high pressure fire service all beneath Federal Street also directly abutting the site.
- There is an 8-inch southern high water main and a 6-inch southern low water main beneath Federal Court.

No water availability problems are expected and there are no capital improvements planned nearby

a. Costs - For water service to project on Site, estimate the cost of each of the following:

(i) Impact Fee

n/a to user, provided by landlord

(ii) Extension of water line(s)

n/a to user, provided by landlord

(iii) Installation of water line(s)

n/a to user, provided by landlord

(iv) Tap Fee(s)

n/a

(v) Other relevant fees and assessments

none

2. Wastewater: Please provide name of service provider, distance to Site, line size, capacity of line and system, and any capital improvements planned.

There are combined wastewater and storm water sewer mains located in Devonshire Street and Federal Street abutting the site. There is a 16-inch x 24-inch sewer beneath Devonshire that flows in a northerly direction and a 24-inch x 36-inch sewer beneath Federal Street which also flows in a northerly direction. Both combined sewer adjacent to the site flow through downtown eventually emptying into the new east side interceptor and ultimately to the Deer Island Waste Water Treatment Plant. There are no planned improvements in the immediate area of the site and there is no expected capacity problem however the property owner is expected to pay an impact fee to the Boston Water and Sewer Commission in accordance with their 4:1 1/1 mitigation program.

a. Costs - For wastewater service to project on Site, estimate the cost of each of the following:

(i) Impact Fee

n/a provided by landlord in accordance with Boston Water and Sewer Commission 4:1 1/1 mitigation program

(ii) Extension of sewage line(s)

n/a provided by landlord

(iii) Installation of wastewater line(s)

n/a provided by landlord

(iv) Tap Fee(s)

n/a

(v) Other relevant fees and assessments

3. Electricity: Please provide name of service provider, distance to Site, if dual feed available, capacity of line and system (including peak usage), and any capital improvements planned. Multiple primary feeds, from a networked grid, enter the building off of Federal Street serving (4) 2,500 kW transformers.

Maximum peak is anticipated to be 7,500 kW. Therefore, the building will utilize (3) of the (4) transformers for maximum peak with (1) 2,500 kW transformer on standby for redundancy. Eversource is the electricity infrastructure provider, and there are a number of electricity suppliers that can access the Eversource infrastructure.

- a. What is the expected proportion of renewable energy in the utility's generation mix over the next 20 years?

We will provide supplemental information from ISO New England on this question.

Proponent is committed to providing the highest standard of Green building and Resiliency for this site, and looks forward to working with the Tenant and the local utility to pursue the shared goals around renewable energy. In addition, the commercial portion of the building is being designed in accordance with the principals of Passive house.

Passive house is a fully integrated approach to building design with the goal of reducing energy consumption.

- b. What options are or will be available for the project to use up to 100% renewable energy to serve their load?

The Project can use 100% renewable energy to serve their load. There are a number of options to purchase renewable energy.

- c. What options are currently available to purchase power at Site on the open market?

There are a number of power suppliers using the Eversource infrastructure

- d. What is the cost per kWh?

Can vary however \$0.19 per KWH is a reasonable estimate.

4. Natural Gas: Please provide name of service provider, distance to Site, line size, capacity of line and system, and any capital improvements planned. Include any costs to the Project.

National Grid is the natural gas provider with adequate service capacity beneath Federal Street

5. Telecommunication & Broadband

- a. Provider(s) - Name and describe providers of telecommunications (including cellular coverage) services to Site, and all high speed data links available to Site.

The following service providers are able to provide a variety of speeds to accommodate varying network requirements:

Telecommunications:

Verizon, Comcast, Lighttower (Crown Castle) and AT&T

Broadband:

Comcast (Xfinity), Verizon, AT&T and Web pass

- b. Fiber maps/routes

See Figure 5

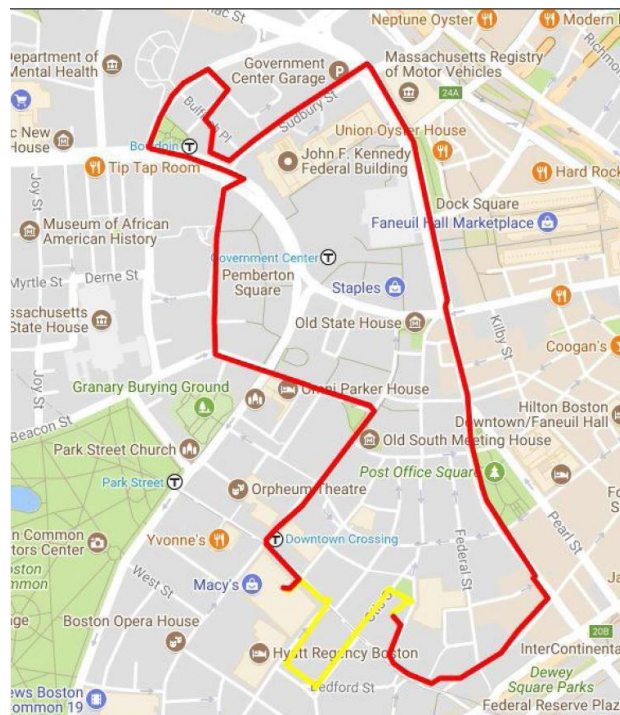


Figure 5 – Fiber Plan

- c. Estimated cost of dark fiber lease/ownership

Cost of ownership for dark fiber varies dependent on need and is dependent on owner and carrier negotiations.

d. Is any telecommunication license required for dark fiber install or use?

No telecommunications license requirement for dark fiber install or use.

e. Process to install new fiber lines to reach Site

User will place this request to the carriers who will then evaluate their own infrastructure and adjust their network accordingly based on this request.

F. Transportation

1. Air

a. Nearest Airport: name, distance to Site, number of passenger carrier service providers.

Also include any planned, funded and approved capital improvements to the airport.

Boston Logan International Airport (BOS)

Boston Logan International Airport (BOS) in East Boston is just two driving miles from Suffolk Downs and four miles from Seaport Square. Logan is served by 56 carriers including 30 foreign flag carriers and 11 low-cost carriers¹

Logan International Airport has daily non-stop flights to popular destinations: ²

Upcoming Capital Improvements at Logan

In 2018, Massport will begin phase 1 of the Terminal E Modernization project, which includes the addition of seven gates in two phases.³ The modernization includes an indoor connection between Terminal E and the MBTA Blue Line aimed at encouraging more travelers to take the T. In 2017, Massport began a \$200 million project to consolidate gates at Terminal B. Another potential upcoming project is the creation of up to 5,000 parking spaces. Massport's net investment in Logan's facilities for ongoing and proposed projects, according to its fiscal year 2017-2021 Capital Program, is projected to be \$2.1 billion in airport projects.⁴ In addition to capital improvement projects at Logan Airport, Massport employs a Trip Reduction Strategy to encourage High Occupancy Travel (HOV) travel to and from the airport. Since 1990, Massport has increased HOV seats to the airport by over 250% and has achieved at Logan the highest HOV mode share of any airport in the country.

b. Detail daily scheduled service, including flights to Seattle, New York City, San Francisco/Bay Area, and Washington, D.C.

¹ Massport, "Airline Route Development at Boston Logan" July 13, 2017, p. 3

² Massport, OAG Schedules & Airlines

³ Massport 2017 Comprehensive Annual Financial Report <http://www.massport.com/media/2641/mpa-fy17-cafr-final.pdf>

⁴ <http://www.massport.com/conley-terminal/about-the-port/port-statistics/autoport/>

San-Francisco

13+ daily nonstop flights to San Francisco International Airport

In summer 2017, there were there 126 weekly nonstop flights from Boston to San Francisco supported by four airlines; the number is projected to increase to 134 by summer 2018.

Washington DC

50+ daily nonstop flights to Washington, DC

In summer 2017, there were 325 weekly nonstop flights from Boston to Washington, DC supported by five airlines.

Seattle

5+ daily nonstop flights to Seattle

In summer 2017, there were 54 weekly nonstop flights from Boston to Seattle supported by three airlines; the number is projected to increase to 56 by summer 2018

New York City

75+ daily nonstop flights to New York City

In summer 2017, there were 403 weekly nonstop flights from Boston to New York City supported by four airlines; the number is projected to increase to 432 by summer 2018. These flights serve JFK, La Guardia, and Newark airports.

c. Next nearest Airport:

Manchester-Boston Regional Airport (MHT)

Manchester-Boston Regional airport is 49 driving miles from Seaport Square and 52 miles from Suffolk Downs. Four airlines, including American, Delta, Southwest and United Airlines, serve the needs of the airport. Currently, there are no direct flights available to Seattle and San Francisco. There are four non-stop daily flights to Washington D.C and six to New York City.

2. Roads: describe road access to Site and any planned improvements. Include details of how employees may commute into Site via personal auto or rideshare. Use specific highway names, road names, bridges, etc.

High capacity vehicular access to the downtown area of Boston is via I-93 for all points north and south, and I-90 for all points west and east. Both of these highways have direct access to the Project site via Federal, Franklin, Congress Lincoln, Summer Essex and Devonshire Streets, and the John F Fitzgerald Surface road.

Storrow Drive provides secondary vehicular access to points west and Routes 1 and 1A provides access to points north.

3. Tram or Light Rail: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

You can find data on MBTA ridership and reliability on the MBTA Performance Dashboard: <http://www.mbtabackontrack.com/performance/index.html#/home>

N/A – Served by BRT, Third Rail Rapid Transit and Heavy Rail services.

a. Extension or new tram/light rail service

(i) Will State/Commonwealth/Province or local government(s) commits to acquire right-of-way to assure tram or light rail service to Site?

☐ Yes ☒ No

Not required

(ii) If Yes, provide letter of commitment and identify funding source(s).

4. Metro or Subway: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

The site is uniquely located to take advantage of Boston's wide range of mobility options. Boston's largest transit hub, South Station is less than a five-minute walk from the site and all four major MBTA subway lines are in proximity as well.

a. Extension or new service commitment

(i) Will State/Commonwealth/Province or local government(s) commits to acquire right-of-way to assure metro service to Site?

☐ Yes ☒ No

(ii) If Yes, provide letter of commitment and identify funding source(s).

5. Commuter Train Service: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

The Site is less than a five-minute walk to South Station, Boston's largest transit hub, serving 24 million passengers a year, from all points south and west of the City. In addition, North Station the hub for northbound service is a 15-minute walk or three stop subway rides.

a. Extension or new service commitment

(i) Will State/Commonwealth/Province or local government(s) commits to acquire right-of-way to assure rail service to Site?

☐ Yes ☒ No

Not necessary

(ii) If Yes, provide letter of commitment and identify funding source(s).

6. Ferry Service for employee commuting: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

Not applicable

a. Extension or new service commitment

(i) Will State/Commonwealth/Province or local government(s) commits to acquire right-of-way to assure ferry service to Site?

☐ Yes ☐ No

(ii) If Yes, provide letter of commitment and identify funding source

7. Bus Service: name of provider, details of system (maps) of areas served, and planned improvements. Also include data on the reliability of the service and delays.

The site is served by numerous local MBTA bus routes that serve the downtown area, with a major bus commuter hub located a short block away on Federal Street. These bus lines reach into every area of the City and the inner suburbs with many buses being express from smaller urban centers in the area.

a. New service or extension commitment

(i) Will State/Commonwealth/Province or local government(s) commits to acquire right-of-way to assure bus service to Site, if necessary?

☐ Yes ☒ No not necessary

(ii) If Yes, provide letter of commitment and identify funding source(s).

8. Master Transit Plan: please provide a copy of the Master Transit Plan encompassing Site, if any.

G. Local Taxes

1. Real Property Tax Rate

a. Calculate Annual Real Property Taxes for Site

The City of Boston's fiscal year starts on July 1 and ends on June 30. Property taxes are billed based on an assessed value and on a quarterly basis. The first and second quarter tax bills are estimates based on the prior year's property value and tax rate. The current year tax rate appears on the third quarter tax bill.

The 2018 tax rate (per thousand dollars of assessed value) is \$10.48 for residential and \$25.20 for commercial, industrial, and personal property.

At an assessed value of \$700 per sf taxes will be \$17.64 per sf

2. Personal Property Tax Rate

Please see number above. The 2018 tax rate (per thousand dollars of assessed value) is \$25.20 for personal property.

a. Detail any personal property exclusions:

Per the City of Boston tax website: "Professional tools used by plumbers, carpenters, mechanics, and workers in other trades are exempt. In legal terms, these are called "tools of the trade." Tools used by other professionals, like dentists and doctors, are not exempt."

Source: <https://www.boston.gov/departments/assessing/personal-property-tax>

3. Detail any additional local taxes (i.e., overlay, infrastructure)

There are two noteworthy tax initiatives that are currently in effect in Boston:

1. Proposition 2½: Massachusetts voters passed the ballot initiative in 1980. The law limits the amount of property taxes a city or town can raise in two ways (Source: <https://www.boston.gov/departments/assessing/how-we-tax-your-property>):
 - The amount raised in property taxes can never be more than 2½ percent of the full cash value of all taxable property in a city or town. This is called the 2½ levy ceiling.
 - The amount raised in property taxes cannot jump more than 2½ percent from year to year. There are exceptions for new growth, or if voters OK overrides and exclusions. This is called the 2½ levy limit.
2. Community Preservation Act (CPA): In November 2016, Boston voters approved the CPA to create a community preservation fund. The City of Boston “finances this fund in part by a 1% property tax-based surcharge on residential and business property tax bills, beginning in July 2017. The City will use this revenue to fund the following types of initiatives consistent with CPA guidelines: affordable housing, historic preservation, open space, and public recreation.
 - The CPA surcharge is expected to show up on quarterly tax bills beginning in Fiscal Year 2018 as a separate line item from the typical tax levy. The CPA surcharge by first deducting \$100,000 from the property value. Next, we recalculate the tax and any residential exemption or any personal exemptions that exist.

Source: <https://www.boston.gov/community-preservation-act>

Community Preservation Act surcharge 1% of the actual tax

Business improvement District charge of \$0 .55 per \$1,000 of assessed Value

H. Government

1. Describe the government in your community, focusing on:

a. Municipal government organization and responsibilities

The following City of Boston departments have jurisdiction over the Project:

- Mayor of the City of Boston
- Boston Air Pollution Control Commission
- Boston Civic Design Commission
- Boston Committee on Licenses
- Boston Fire Department
- Boston Inspectional Services Department
- Boston Parks and Recreation Commission
- Boston Public Improvement Commission/
- Department of Public Works

- Boston Redevelopment Authority
- Boston Transportation Department
- Boston Water and Sewer Commission
- Boston Zoning Commission
- Boston Zoning Board of Appeal
- Boston Employment Commission

b. County government organization and responsibilities

n/a

c. State government organization and responsibilities, especially as government action may affect the Company and the headquarters.

The following state agencies have jurisdiction over the Project:

- Department of Transportation (MassDOT)
- Department of Environmental Protection (DEP), Division of Water Pollution Control
- Department of Environmental Protection (DEP), Environmental Results Program
- DEP Division of Air Quality Control
- Executive Office of Energy and Environmental Affairs (MEPA Office)
- Massachusetts Bay Transportation Authority
- Massachusetts Historical Commission
- Massachusetts Water Resources Authority

2. Elected Officials

Name the following elected officials that represent your community and their term limit:

a. County Executive(s)

n/a

b. County Legislative Officers, Representatives

Massachusetts State Representative Aaron Michelwitz 2-year terms with no limit

Massachusetts State Senator Joseph Boncore 4-year term with no limit

c. Mayor or Chief Executive Officer

Mayor of Boston Martin J. Walsh re-elected in 2017 (4-year term with no limit)

d. Municipal Legislative Officers, Representatives

District City Council Person Edward Flynn 2-year term with no limits

At Large Council Persons:

Michelle Wu 2-year term with no limits

Michael Flaherty 2-year term with no limits

Ayanna Pressley 2-year term with no limits

Anissa Essaibi-George 2-year term with no limits

I. Labor/Talent

1. Describe any unique talent in the immediate area or opportunities that may not be covered in the Talent section.

Please refer to the full RFI for more detailed information on “Talent”.

Attachments

MA_Boston_WinthropSquare_RealEstateAttachment1: "Report on ASTM Phase I Environmental Site Assessment: 115 Federal Street"; Haley & Aldrich, Inc.; January 2018