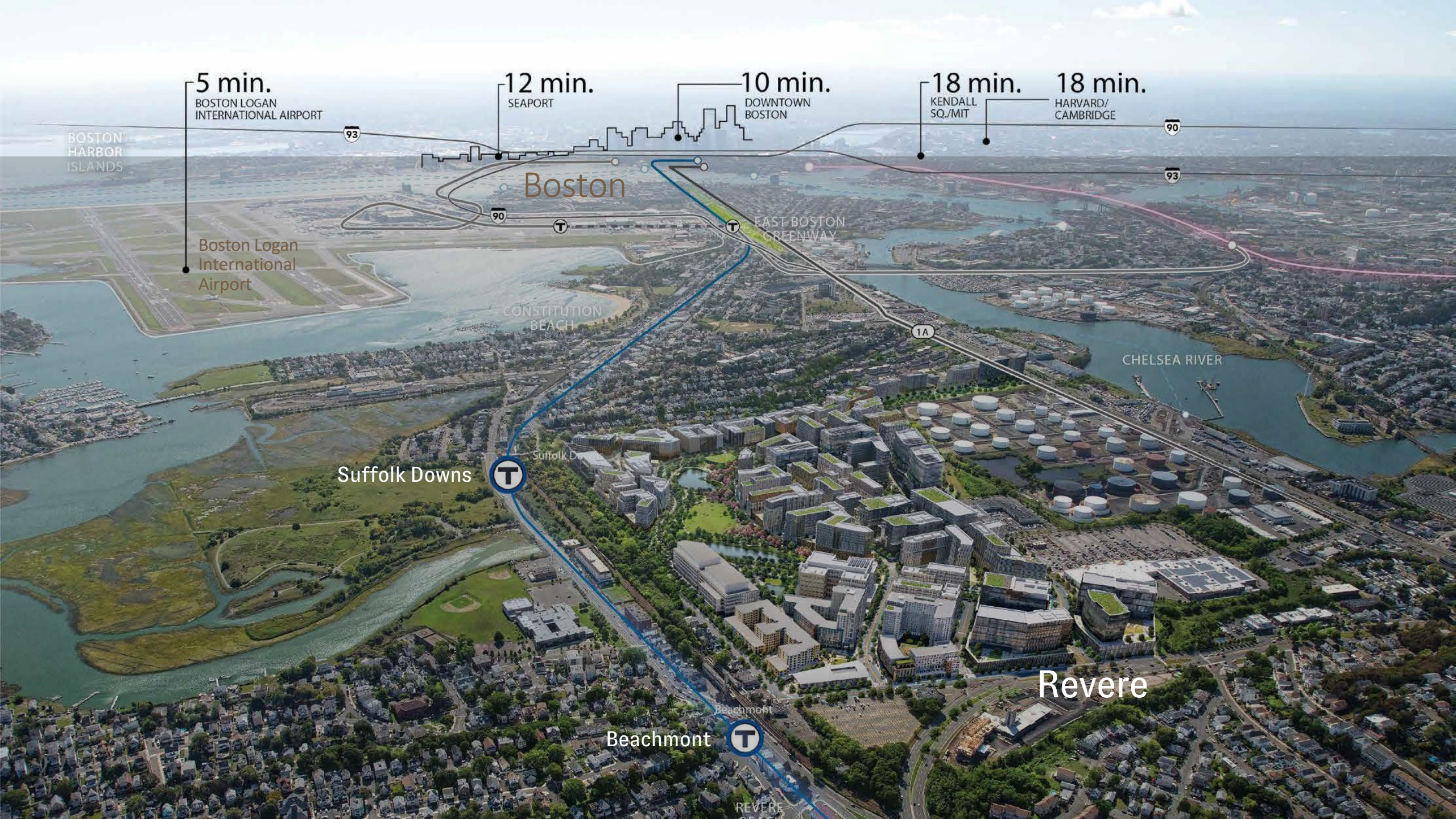




Suffolk
Downs

Suffolk Downs racetrack Reimagined for an evolving world





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 Logan
International
Airport

Boston

EAST BOSTON
GREENWAY

CONSTITUTION
BEACH

CHELSEA RIVER

Suffolk Downs



Suffolk Downs

Beachmont



Beachmont

Revere

REVERE



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



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



Resiliency + Sustainability

Energy Savings

Majority of sitewide buildings achieving 18-50% savings over current code

LEED Certifiable

All buildings will achieve Certifiable with the majority above LEED Silver

Reduced GHG

Commitment to greenhouse gas emissions reduction of 23% over code

Hydraulic Modeling

Extensive study to account for storm surges up to 100-yr event and sea level rise up to 4.2' through 2070

Stormwater Mgmt

Integrated into open space elements such as swales and detention basins

Raising Elevations

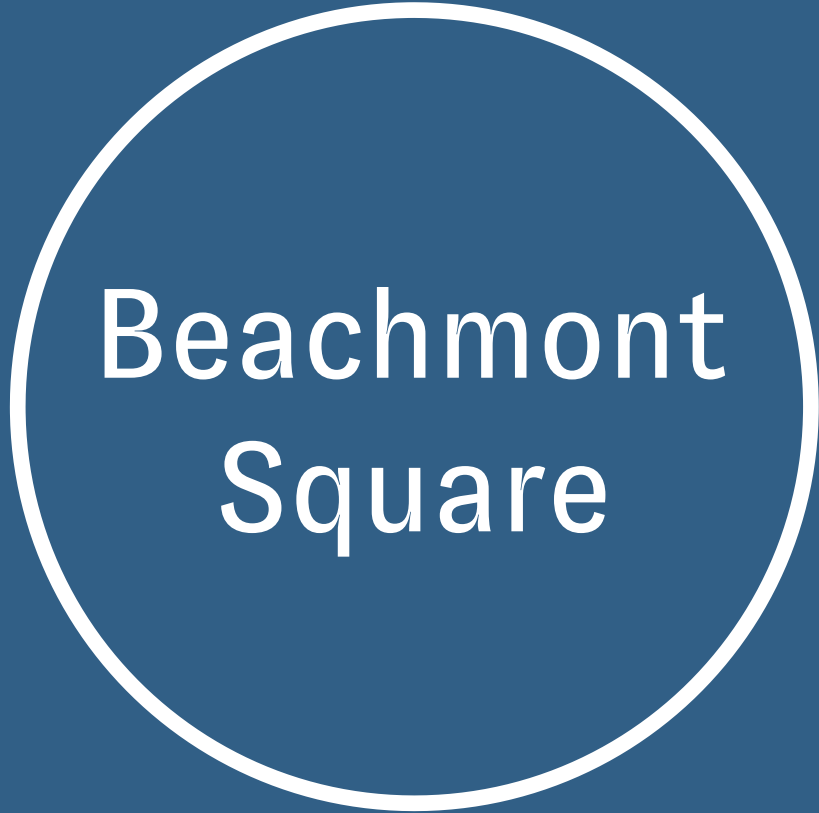
Raising entire site to be outside the current 100-yr floodplain



Project Mitigation

- Over \$337M dedicated to onsite and offsite improvements, including:
 - \$80M to create 40 acres of publicly accessible open space
 - \$197M for construction of all on-site infrastructure
 - \$41M for all off-site traffic mitigation measures
 - \$20M for transit mitigation measures to the MBTA
- Producing approximately 1,430 new affordable housing units (13% onsite and 7% offsite)
- Connective bike and pedestrian network adding 13,000 LF of protected cycle tracks, 12 Bikeshare Stations
- Commitment to 50,000 SF of indoor civic spaces across the site
- Commitment to union labor through signing of the largest private Project Labor Agreement (PLA) in the history of the region





Beachmont
Square

Beachmont Square is the gateway to the entire Suffolk Downs neighborhood



Beachmont Square Overview

1,731,000

sf of total GFA development

100,000

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



Currently Under Construction – October 2023 Aerials



Major Elements Impacting Project Starts

- Capital Market Costs
(e.g. Interest Rates, Risk Premium Spread, Availability)
- Construction Cost Escalation
- Increased & More Stringent Regulations



Understanding & Navigating Increased Legislation & Requirements

- Guiding us through the new increased regulations
- Have solid working relationships with town officials
- Seeking smoother process without multiple redesigns
- Need the engineering community to be an advocate with balanced regulations
- Need the expertise of our consultants on reviewing new regulations



Innovative Ways to Approach Site & Building Costs

- Site & building costs have materially increased
- Sites that are left typically more complicated (e.g. rock, wetland)
- Important not to overdesign
- Re-evaluating ways we approach site and building design
- Finding cost effective solutions to being Carbon Neutral



Soil Mitigation Strategies

Issues

- Material Expense for Projects (Non-revenue producing)
- Particularly when contaminated
- Limited Landfill Space
- Construction Schedule Impacts

Opportunities

- Grading Plan that limits off-site disposal
- Creativity around contaminated soils
- On-site re-use through modification



Improved Coordination with Utility Companies

- Lead times with Utility Companies is a material and detrimental risk to all new projects
- Utility chargeback costs have skyrocketed
- Need efficient design upfront to minimize utility back charges
- Need solid working relationships with Utility Companies

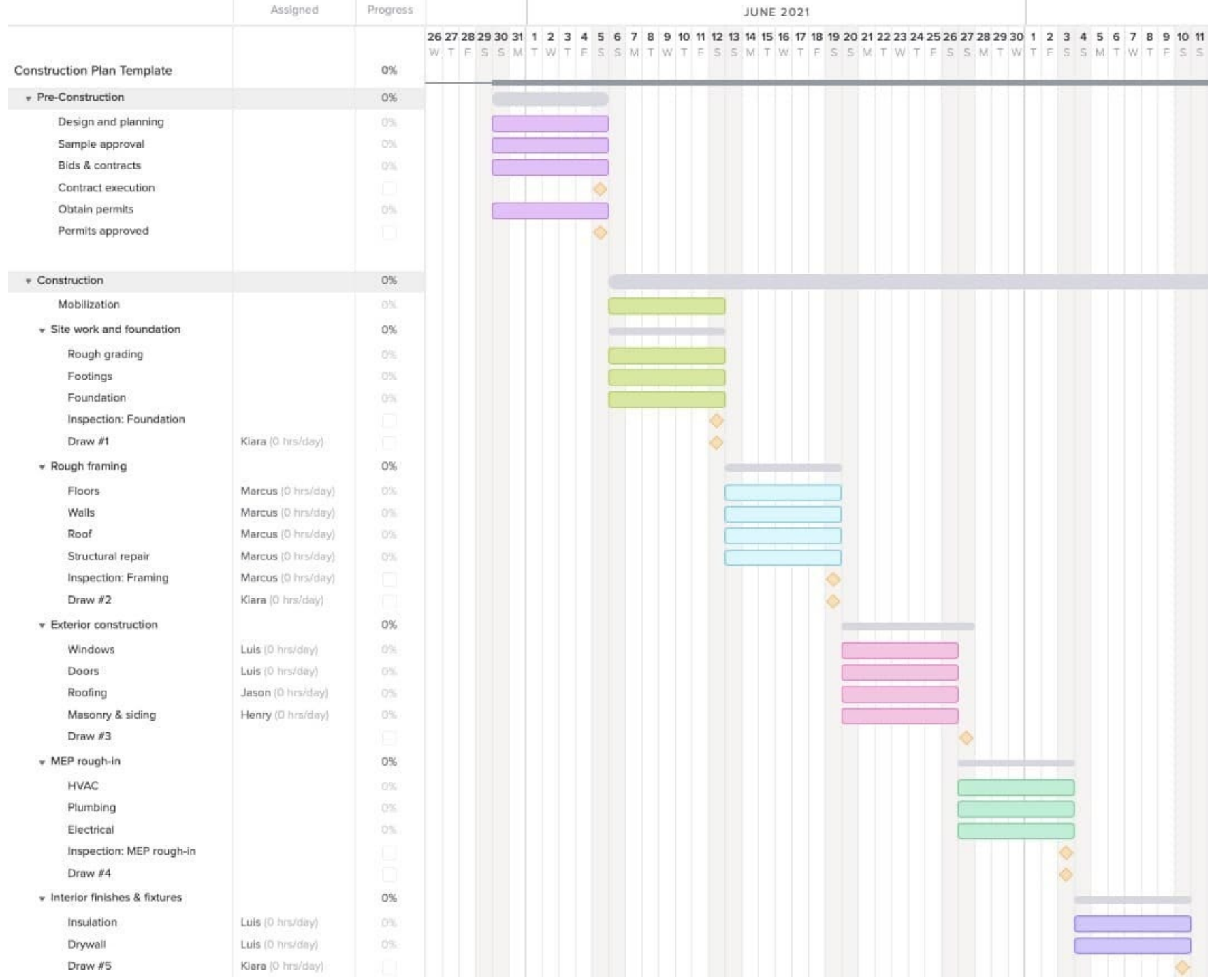


Solid Working Relationships with Local and State Regulators

- Streamlines permit packaging, permit process, review timeframes and avoids redesign
- Ability to deter add-on requests (e.g. extensive fire lanes)

Speed of Projects (Due to Cost of Capital)

- Design Timeframes
- Construction Schedule of Improvements



New Opportunities

- Always looking for new sites and ways to pair up with landowners and sellers



Suffolk
Downs

