

FACT SHEET

DEVELOPMENT PLAN

FOR

80 EAST BERKELEY STREET

Proponent

The Druker Company, Ltd., or its affiliates

Project Site

The Project Site consists of approximately 1.09 acres of land bordered by East Berkeley Street, Washington Street and Shawmut Avenue in Boston's South End and shown on the site plan attached hereto as Exhibit A.

General Description of Proposed Project

The Proposed Project includes an eleven-story, up to 308,000 square-foot building containing a mix of innovation-oriented office uses and retail, restaurant and/or services uses, as well as an underground parking garage containing a total of approximately 200 public and/or accessory parking spaces. The Proposed Project also includes an accessway connecting Washington Street and Shawmut Avenue.

Zoning

The Project Site is located within (i) the Economic Development Area North of the South End Neighborhood District, governed by Article 64 of the Boston Zoning Code (the "Code"), (ii) the Restricted Parking Overlay District, governed by Section 3-1A(c) of the Code, and (iii) the Groundwater Conservation Overlay District, governed by Article 32 of the Code.

Public Benefits

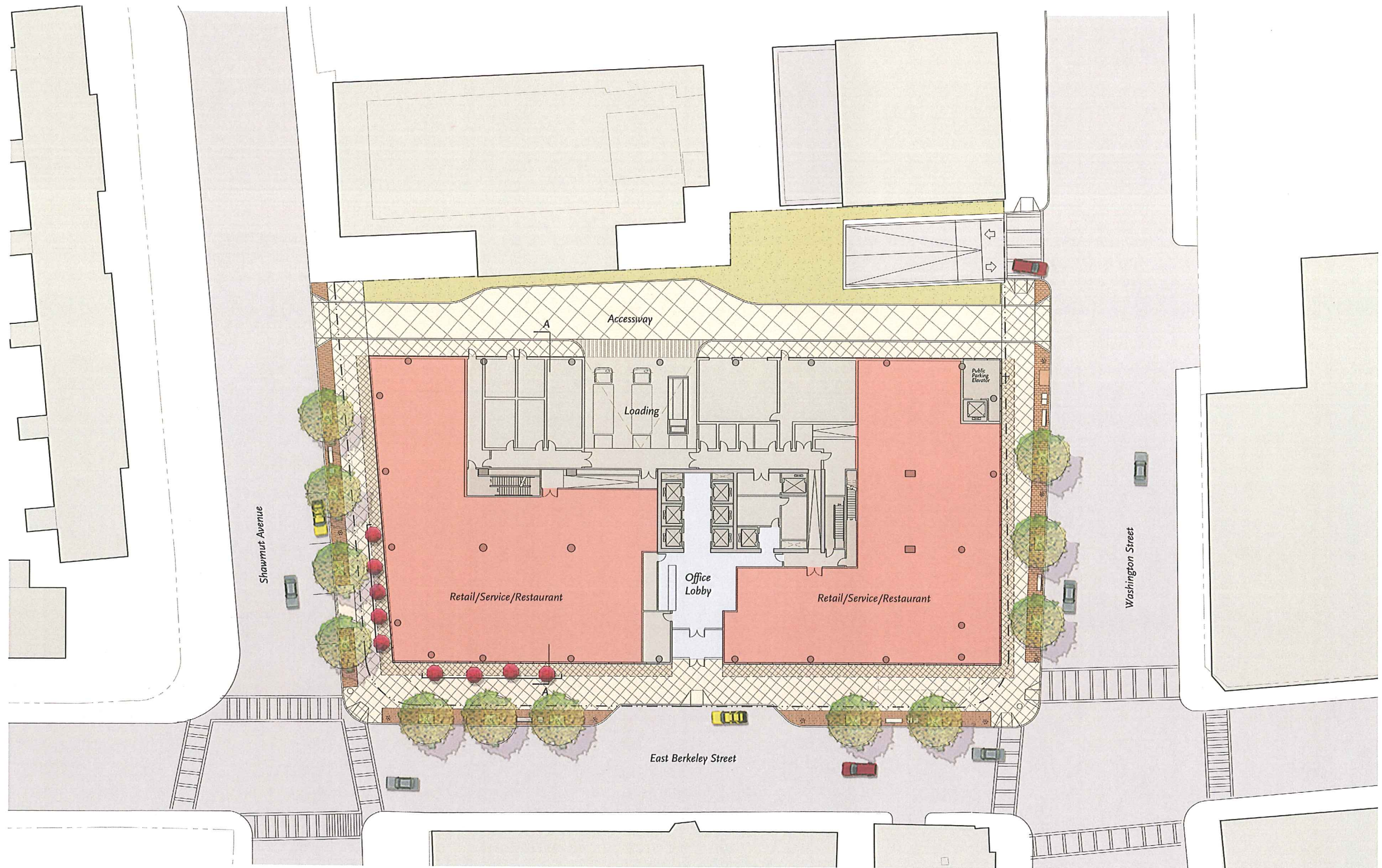
The Proposed Project will transform an underutilized parcel located near public transportation into a vibrant mixed-use development providing an appealing, pedestrian-friendly streetscape in an area of the city that is the focus of important redevelopment efforts. The Proposed Project is expected to include retail, service and/or restaurant uses that contribute to the vibrant, mixed-use character of the Washington Street Corridor, and has been designed to advance the urban design and development objectives of the Harrison Albany Corridor Strategic Plan. The accessway, located in the approximate location of former Garland Street, will help to restore the historic street grid and block pattern of this area of the South End, improve traffic flow and enhance the pedestrian experience. The Proposed Project will also include significant public realm improvements at and surrounding the Project

Site, which are expected to include new street trees, a secondary green path along the portion of Shawmut Avenue adjacent to the Project Site, the accessway and improvements to sidewalks to improve roadway quality, traffic flow, handicapped access and pedestrian safety.

The Proposed Project exemplifies smart-growth and transit-oriented development by concentrating new commercial uses on an underutilized parcel in close proximity to the Silver Line, Orange Line, Red Line and several bus routes, which provide convenient, non-automobile access to the Project Site from other neighborhoods of the city, the surrounding suburbs and Logan International Airport. In addition, the Proposed Project will be designed and constructed to attempt to meet or exceed the requirements for the Proposed Project to be certifiable at the rating level of "Silver" contained in the LEED 2009 Green Building Rating System for New Construction and Major Renovations published by the United States Green Building Council, as amended.

Approximately 5,900 square feet of the Proposed Project's Gross Floor Area is anticipated to be provided on a subsidized basis for use by an existing or start-up business or as affordable cultural space, which may take the form of "co-work" office space.

The Proposed Project will result in significant financial benefits to the city, which are expected to include additional property tax revenues in excess of \$2 million per year, a Housing Contribution Grant of approximately \$1,636,960 and a Jobs Contribution Grant of approximately \$326,560.



80 East Berkeley Street Boston, Massachusetts

ELKUS | MANFREDI
ARCHITECTS

0 8 16 32 N

Exhibit A
Site Plan