



## **GREATER BOSTON'S UNION POINT ANNOUNCES OFFICIAL BID FOR AMAZON HEADQUARTERS**

***Proposed incentives package includes \$400 million in free land to encourage Amazon community and charitable engagement, and property tax discounts valued at roughly \$288 million***

**October 19, 2017** – [LStar Ventures](#), the developers of Union Point – in partnership with the towns of Weymouth, Abington and Rockland, Mass. – today submitted an official bid to be the host of Amazon's second headquarters. Included in the bid is a proposed private incentives package from the developer as well as proposed incentives provided by the state of Massachusetts and the three towns. Union Point is a 1,550-acre smart city located 12 miles from Downtown Boston that is pad-ready and zoned for 10 million sq. ft. of commercial space and 4,000 residential units.

The primary provision within the proposed private incentives package is LStar Ventures' crediting of dollars toward the purchase price of land at Union Point in exchange for Amazon's pledges to regional charities and community organizations. For every dollar Amazon pledges over the next decade to organizations serving the region's vulnerable populations, LStar Ventures will credit two dollars toward the purchase price of the land at Union Point. This proposed incentive program will allow Amazon to secure 100 acres of pad-ready land – valued at \$400 million – at a deeply discounted, potentially free cost.

"We believe in doing the right thing, and doing it with passion," said Kyle Corkum, LStar Ventures CEO and Managing Partner. "It's important to us that Amazon's presence not only benefits our work together, but enhances the community and people around us. This proposed incentives package encourages the building of strong, local relationships and community engagement to establish a meaningful, positive presence for Amazon."

To underscore the community-oriented ethos of Union Point's incentive program, LStar Ventures is committing \$500,000 over the next ten years to Arc of the South Shore, a regional nonprofit dedicated to improving the quality of life of people with intellect and development disabilities through programs and services fostering independence and community inclusion.

At a municipal level, the three towns of jurisdiction surrounding Union Point – Abington, Rockland and Weymouth – are proposing incentives in partnership with Massachusetts and LStar to provide a substantial package of developer benefits via discounted property tax rates to recognize short- and long-term economic and employment benefits. Presuming an approximate full build out assessed value of \$2 billion, the property tax discount would result in a Weymouth tax incentive value of roughly \$288 million.

Combined with the state, proposed incentives from the local communities and LStar incentives could exceed \$500 million.

Union Point is a new city rising in Greater Boston with the mission of enhancing the human experience through technology, sustainability and architectural beauty. Union Point is redefining typical smart city methodology by placing equal importance on education, creative arts and culture, and inclusivity. A detailed look at Union Point’s unique ability to meet or exceed all of Amazon’s core requirements and preferences can be found below. Union Point’s full proposal is available for download [here](#).

**Amazon HQ2 Requirements Compared to Union Point:**

<b>SITE REQUIREMENTS</b>	<b>UNION POINT</b>
8 million sq. ft 	<input checked="" type="checkbox"/> 10 million+ sq. ft.
500,000 sq. ft. building by 2019 	<input checked="" type="checkbox"/> 30-day site plan approval
100 pad-ready acres 	<input checked="" type="checkbox"/> 100 acres pad-ready (18% of development capacity)
30 miles to population center 	<input checked="" type="checkbox"/> 12 miles to Boston
45 minutes to International airport 	<input checked="" type="checkbox"/> 21 miles (-30 minutes) to Logan International Airport
1-2 miles to major hwy/road 	<input checked="" type="checkbox"/> - 1 mile to Rte 3 with easy access to major highways
On-site mass transit station 	<input checked="" type="checkbox"/> On-site commuter rail with quick access to Downtown Boston
	<b>ADDITIONAL ATTRIBUTES</b>
	<input checked="" type="checkbox"/> 1 million sq. ft. of retail, entertainment and sports
	<input checked="" type="checkbox"/> 40 restaurants and bars
	<input checked="" type="checkbox"/> 4,000+ residential units
	<input checked="" type="checkbox"/> 50 miles of hiking/biking trails and 1,000 acres of open space
	<input checked="" type="checkbox"/> Amazon community impact incentives
	<input checked="" type="checkbox"/> A community impact incentive program
	<input checked="" type="checkbox"/> Redefining smart city development

**About Union Point**

Union Point is a 1,500-acre mixed-use development located 12 miles from Downtown Boston. The site will comprise nearly 4,000 homes and apartments and 10 million square feet of commercial development opportunity perfectly balanced with more than 1,000 acres of green space and 50 miles of hiking/biking trails. The site is a transit-oriented development with direct pedestrian access to the South Weymouth Commuter Rail Station. Development is being led by LStar Ventures, with master planning and design by Elkus Manfredi Architects. For more information, visit [www.unionpointma.com](http://www.unionpointma.com), like us on Facebook at [www.facebook.com/UnionPointMA](https://www.facebook.com/UnionPointMA) and follow us on Twitter at @UnionPointMA.

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