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RISE to develop major film production campus at Banner Park in Braintree, MA a 123-acre site fully permitted site

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Braintree, MA RISE, a Boston-based minority owned, vertically integrated development and construction management firm, has retained the development rights to the Banner Park campus, a 123-acre site fully permitted for a major film production studio. With key access to I-93 and local filming locations, the site's location provides a unique opportunity to develop world-class studio production space within immediate proximity to downtown Boston.

The campus will include sound stages, pre- and post-production facilities, and offices to support major television and film productions and provide a central creative hub for Massachusetts growing creative community and production workers. The site has recently been home to major film productions from Apple Studios and Netflix. Banner Park has worked with the Massachusetts Film Office on several incentives given to further attract this industry to the Commonwealth.

The development is shovel ready for 272,500 s/f of industrial and office buildings that are critical to the demands of major productions. The campus benefits from significant in-place infrastructure and will deliver a number of community benefits under the permits for the project. These include community benefit payments to the town of Braintree and the town of Weymouth to pay for traffic and infrastructure improvements and the construction of a new trail system that connects the towns of Braintree, Weymouth, and Holbrook. Trails will connect to a large community dog park that will be accessible to the public. RISE and the town of Braintree will also work with neighboring New England Wildlife Centers to create the walking trails for educational and recreational uses. RISE and NEWC will partner to create a strong model for healthy preservation of wildlife and habitats, and continued STEM education projects.

Banner Park aligns with RISE's mission to deliver resilient and sustainable projects for the communities it works within. The production facility will be purpose-built LEED Gold certified, and will work to reduce the environmental impact of the development. Banner Park has received MEPA approvals.

The town has been supportive of the proposed movie studio and the over 800 union jobs it is estimated to create for local residents. The project will also generate \$8 million in tax revenue and \$1.5 million in permit fees over the next 10 years for the town.

"It is rare to have the opportunity to work with a movie studio component within such a dynamic campus," said Herby Duvern , founder of RISE. "Braintree is a wonderful community, and we are looking forward to the conversations with neighbors as we move forward with this exciting project."

RISE is working with Gensler, a national leader in design and architecture, for overall vision masterplan for the campus.

"Being born and raised in the great town of Braintree makes this development extra special for me" said Anthony Aiello, Executive Vice President of RISE. "Not only will this project generate significant tax revenue for Braintree, and support local restaurants, hotels, and other business, but it will also create good paying jobs both during construction and permanent jobs when complete."

"The Banner Park site has been underutilized since the lottery's relocation," said Charles Kokoros, mayor of Braintree. "The town of Braintree has had great success with film projects as a temporary use of the Banner Park site. The industry feedback has been positive, and we now have a great opportunity to expand the film industry operations with a permanent location. This significant economic development project will enhance our commercial tax base and create temporary construction and permanent jobs in our community. The Banner Park team is committing 30 acres for conservation to expand public access to the recreational trail network and providing our town's first dog park that contributes to our residents' enjoyment. RISE is a great partner with a vision that aligns with the town's plans to continue to bring exciting opportunities like this to Braintree. We look forward to working with them on this project."

Location is a critical element to the success of all real estate developments. Braintree has already had its fair share of airtime on the big screen with various local productions. With Banner Park located 17 miles from Logan Airport, 14 miles from downtown Boston it is sure to add to the credible list of Braintree's famous films.

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