

Parcel 13

Trinity Boylston LLC an affiliate of Trinity Financial, Inc., is pleased to submit this proposal for The Boylston, a mixed-use development on MassDOT Air Rights Parcel 13 & MBTA Hynes Convention Center Station.

Development Team

Trinity Financial is a 27-year old, Boston-based real estate development company with over \$2 billion in completed or current development projects totaling over 8,000 residential units and 500,000 square feet of commercial space. Trinity has successfully designed, financed and constructed residential mixed-use developments incorporating existing MBTA assets with projects such as

The Carruth at Ashmont Station, Avenir at North Station, and One Canal in the Bulfinch Triangle.



View of The Boylston from Mass Ave and Boylston St

With its established institutional and cultural presence, and its relationship to a variety of transportation links, this corner will inevitably be recognized as one of the city's most appealing destinations.

The excitement over Parcel 13 is tempered only by the inherent complexity of the site. First, decking over the Turnpike presents a myriad of design and construction challenges that require a team with a track record of successfully completing complex buildings. Second, weaving a residential building into the MBTA's existing transit infrastructure calls for a development team with experience in working in close partnership with the MBTA. Finally, financing such a complicated venture with the added complexity of a ground lease requires a team that understands how to get to the finish line and can execute intricate financial and legal transactions.

Trinity, having completed three complex transit-oriented projects in partnership with the MBTA and MDOT is confident that we are that team. Together, with Aimco, our partner on the complicated One Canal project, we are poised to bring our creativity, drive and experience to this next challenge.

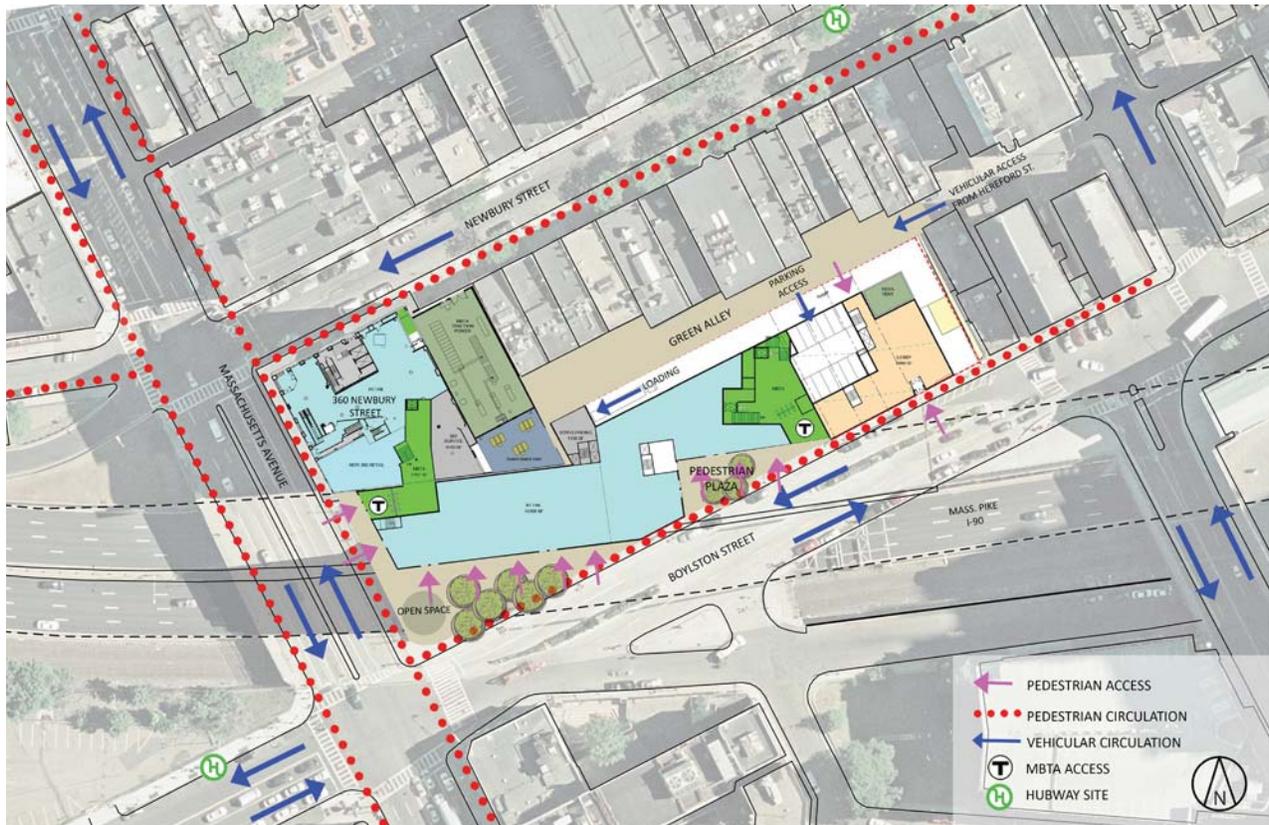


Aerial view of The Boylston

Development Program

Set at the gateway of historic Back Bay, on the site of the Massachusetts Department of Transportation's Air Rights Parcel 13 & MBTA Hynes Convention Center Station, Trinity Boylston LLC's The Boylston introduces an elegant transit-oriented development to the City of Boston.

The development of Parcel 13 is a significant undertaking. The opportunity to redefine this critical entry into Back Bay and provide an inviting, accessible and human element to such a dynamic corner of the city is unprecedented.



Site Plan

Design

Designed by award-winning ICON architecture, the building's architectural presence is appropriate for an iconic gateway parcel yet complimentary of the surrounding historic neighborhood. The building steps back appropriately from its Mass Ave neighbors, its materiality echoes the historic Back Bay and its architectural vocabulary is consistent with contemporary urban design.

Residential

The program provides for 351 residential rental units located on floors three through 21 and consists of studio, one-, and two-bedroom units ranging from approximately 440 to 1015 square feet. Meeting the city's Inclusionary Development Policy, the project will make a significant million payment towards the offsite development of affordable housing.

Retail and Pedestrian Improvements

The program provides for three floors totaling approximately 50,000 SF of retail/institutional space surrounded by an attractive, landscaped open plaza. The plaza provides respite from the bustle of the city and offers outdoor patio seating areas in an effort to complement street activity.

Parking

With a direct connection to Hynes MBTA station, Parcel 13 presents a unique opportunity to be a model of smart growth and transit oriented development. The building includes approximately 90 parking spaces, for a ratio of .26 parking spaces to units.

Sustainability

The project is designed to exceed the requirements of the Sustainable Design Guidelines provided by the City of Boston Environment Department. The development team's goal is to qualify for LEED Silver certification.

Trinity's proposed financial transaction contemplates a ground lease from MassDOT that will be paid at the financial closing of the transaction. The project would be financed with a combination of private equity from an institutional investor and a permanent mortgage supported by the net operating income of the property. No public subsidy is required for the development.

It is Trinity's belief that the residents of the Back Bay deserve to benefit from the revitalization of the Air Rights Parcel 13 and MBTA Hynes Convention Center Station. By revitalizing a site currently identified by highway infrastructure and bridges, we are confident that our development program represents the highest and best use of this property with a design that will enhance this historic Back Bay intersection.