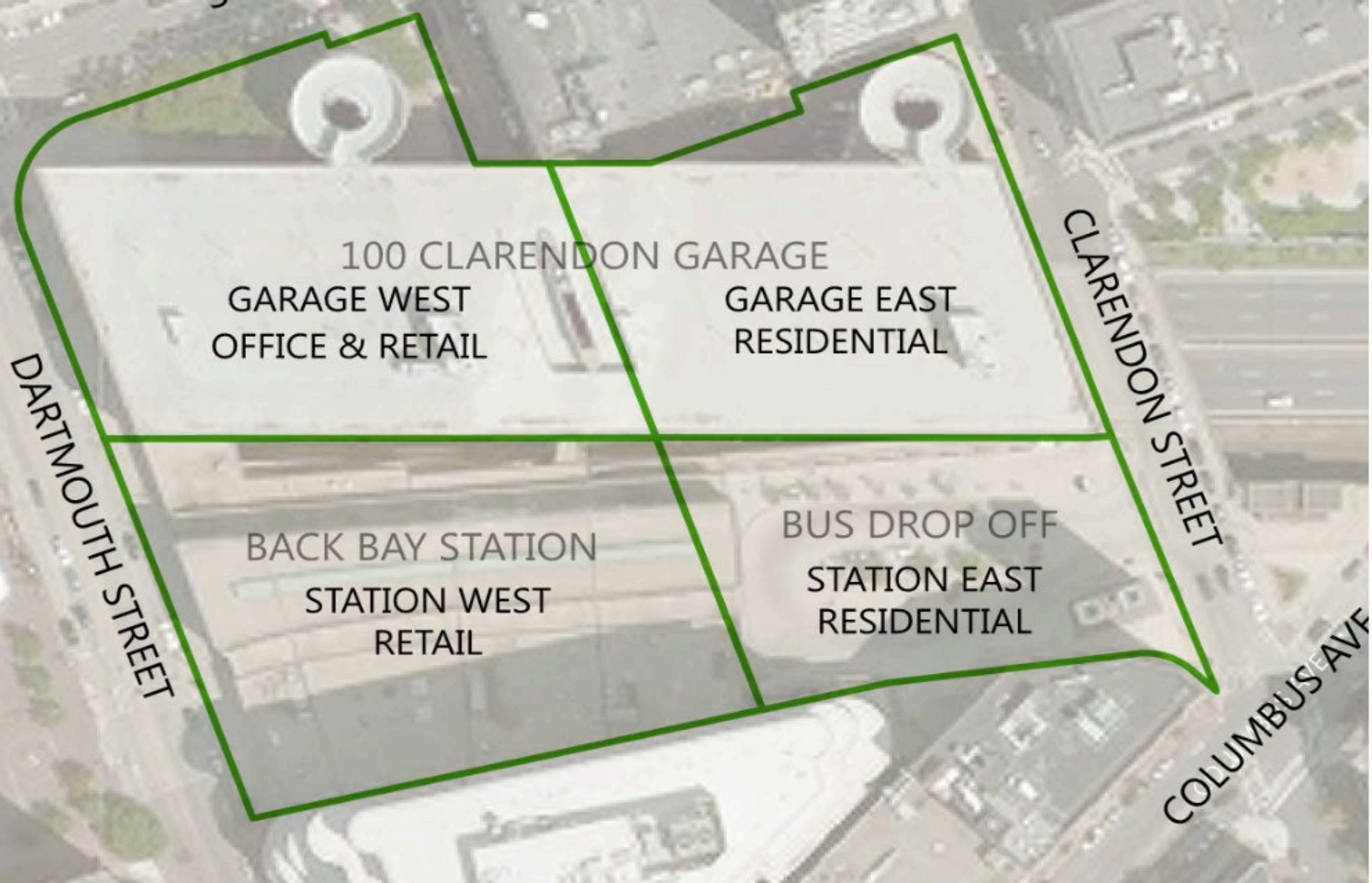


# Massachusetts Turnpike Hancock Garage West Tower Dartmouth and Clarendon Streets Boston/Back Bay

October 19, 2020

Developer:  
Boston Properties





Current Breakdown of Back Bay Garage & Station Air Rights



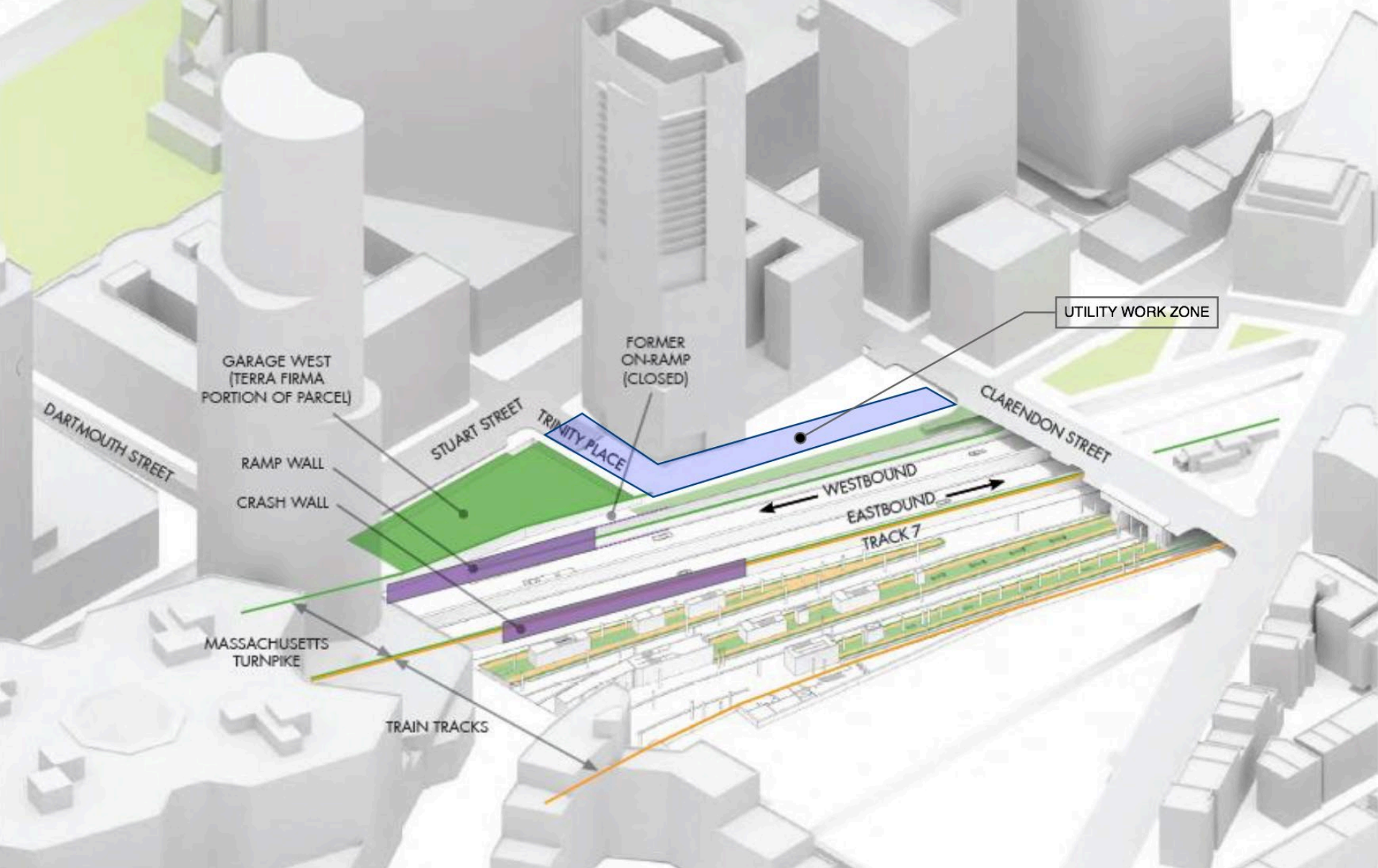


171 Dartmouth Street Aerial of proposed tower



Rendering of Proposed  
Tower





Early Enabling Work area

## Early Enabling Work

MassDOT would grant Boston Properties access to the turnpike to begin the early enabling work valued at approximately \$20 million in a three phase approach, and continue negotiations on a separate air rights lease for the Garage West Tower project.

### Three Phase Approach of Preliminary Enabling Work

1. Construction of an approximately 115' long structural shear wall and various 12' long pier protection walls between the Massachusetts Turnpike and adjacent rail tracks and support for the Garage West Project.
2. Construction of a 240' long barrier wall within and along the closed access ramp from access road leading from Stuart Street to the northern entrance to the Garage to the Turnpike. This will physically close off the former access ramp to the westbound turnpike from Trinity Place, and contain foundational elements for the project.
1. Installation, relocation, and replacement of utilities in and around Trinity Place along with installation/relocation of utilities within the Garage to facilitate demolition that will be removed in the future during construction.



**VOTED:**

That the Undersecretary and Chief Strategy Officer be, and hereby is, authorized in the name of and on behalf of the Massachusetts Department of Transportation, to negotiate and execute an Enabling Work Letter Agreement with BP Hancock LLC or its designee (“BP”), in a form approved by the General Counsel, with respect to the performance of certain enabling construction work in preparation for the future construction by BP of a building within the air rights over a portion of the so-called Hancock Parking Garage West located at 100 Clarendon Street, Boston, Massachusetts, which future construction shall not commence unless and until an air rights lease with respect to such building has been approved by further vote of this Board, and executed by the Massachusetts Department of Transportation, subject to, and as a precondition to executing the Enabling Work Letter Agreement and commencement of construction:

- i. BP to obtain all permits and approvals from governmental authorities required for the performance of the Enabling Work, including, without limitation, all work and highway access permits and MBTA licenses and other approvals from MassDOT and MBTA, as applicable, and BP to obtain MassDOT’s and MBTA’s approval of all design documents, construction plans, construction management plans, construction budget, and construction schedules.
- ii. All construction sequencing, traffic management plans, lane closures, and construction staging and construction plans involving use of, or impact on, any MassDOT operations or facility to be subject to the approval by the Highway Administrator or his designee.
- iii. All construction sequencing, railroad usage /closures, and construction staging and construction plans involving use of, or impact on, any commuter rail operation or MBTA facility to be subject to the approval by the General Manager or his designee.
- iv. MassDOT and MBTA work and access permits and licenses to be incorporated into the Enabling Work Letter Agreement, and to include disincentive assessments for failure to comply with road and rail right-of-way closure timeframes, and BP’s failure to comply with the terms of the MassDOT and MBTA work and access permits or licenses shall be an event of default under the Enabling Work Letter Agreement.

And further, to take any and all actions necessary and/or advisable to effectuate the foregoing consistent with these terms and in a form approved the General Counsel.

